



43 Bristow Park, Belfast, BT9 6TG

Asking Price £1,750,000

This one-of-a-kind, truly exceptional detached family home is situated in one of Malone's most sought-after residential locations. Built in 2008 to an exceptional architectural standard, the property extends to approx. 6,100 sq ft and is finished to the highest specification throughout - including underfloor heating in every room and solid concrete walls and floors across all levels, ensuring outstanding acoustic and thermal performance. The home also features double-glazed solid timber windows, Cat 5 cabling, satellite TV points and Beam central vacuum points.

The internal accommodation comprises an entrance vestibule leading to a grand reception hall, a formal lounge flowing into the dining room, a magnificent open-plan kitchen/living/dining area, utility room, cloakroom, and guest WC. On the first floor, there are four generous bedrooms, all with luxury en-suite shower rooms. The master suite features two fully-fitted dressing rooms, a balcony with Bombay stone/brick wall overlooking the garden, and a deluxe en-suite. A beautifully appointed family bathroom and a private library/study fitted with extensive solid timber built-in bookshelves and south facing balcony with Bombay stone/brick wall complete the level. The second floor offers a self-contained guest suite (including bedroom and living room) with its own luxury shower room, alongside a gym/games room.

The property is further enhanced by a private rear garden with extensive paving, landscaping and immaculate lawn, backing onto mature trees, with direct, private access to playing fields and walking trails. The electric-gated Pavior driveway provides ample parking and leads to a double integral garage with an electric vehicle charger and twin gas boilers.

Within walking-distance to leading primary and grammar schools, leisure facilities, arterial routes and the many cafés and restaurants of the Lisburn Road, this is a rare opportunity to acquire a home of such scale, privacy and calibre in Malone.

- **One-of-a-Kind Exceptional Residence, Built in 2008, Extending to c.6,100 Sq Ft in One of Malone's Most Prestigious Locations**
- **Large Entrance Vestibule Leading to Magnificent Grand Reception Hall Featuring Solid Oak Staircase**
- **Drawing Room With Solid Oak Flooring & Stone Fireplace With Double Doors To Dining Room**
- **German Kitchen Incorporating An Excellent Range Of High And Low Level Unit & Granite Work Surfaces Open Plan To Living / Dining**
- **Spacious Double Integral Garage with Electric Doors and Tesla Charger**
- **Generous Master Bedroom Suite With Balcony Overlooking Rear Garden, Double Dressing Room & Luxury Ensuite, Six Further Bedrooms (Five With Luxury Tiled Ensuite Shower Rooms)**
- **First Floor Study/Library Leading To Balcony Overlooking Front Garden**
- **Beautiful Family Bathroom Suite Featuring Designer Tiling To Walls And Floor**
- **Second Floor Comprising Bedroom, Living Room, Shower Room & Games Room / Gym**
- **Private Rear Garden with Extensive Paving, Landscaping and Immaculate Lawn**

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE

Solid timber double doors. Porcelain tiled floor, glazed double doors leading to:

RECEPTION HALL



Porcelain tiled floor.

DRAWING ROOM 18'6" x 18'2" (5.64 x 5.56)



Feature fireplace with cast iron insert & granite hearth, solid oak floor.

DINING ROOM 18'6" x 12'7" (5.64 x 3.86)



KITCHEN / LIVING / DINING 31'2" x 24'6" at widest points (9.52 x 7.49 at widest points)



Luxury German fitted kitchen incorporating range of high and low level units, granite work surfaces and splashback, extensive matching island unit, 1.5 bowl stainless steel sink unit with matching granite drainer and work top, solid oak breakfast bar area, extensive range of integrated appliances including Bosch oven, microwave, gas hob, coffee machine, extractor fan, dishwasher, fridge / freezer, porcelain tiled floor, double glazed sliding doors leading to rear garden.



UTILITY ROOM 10'2" x 9'3" (3.1 x 2.84)



Extensive range of high and low matching German fitted units, single drainer stainless sink unit, timber work surfaces, porcelain tiled floor.

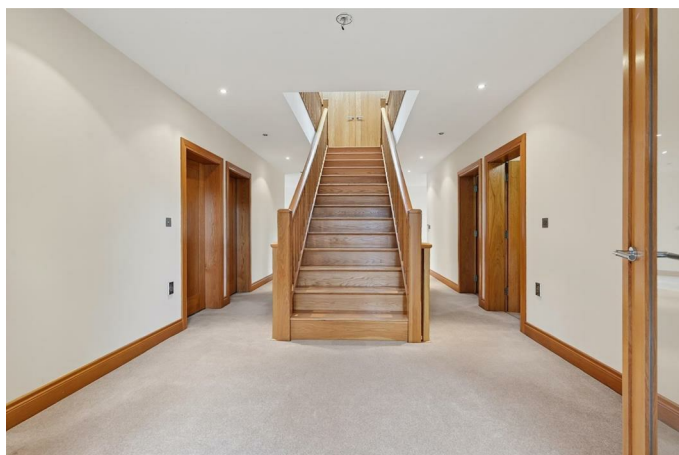
CLOAKROOM 10'2" x 9'3" (3.1 x 2.84)

Built in cupboards, porcelain tiled floor. Door to garage.

W.C

Low flush W.C, circular ceramic mounted sink unit, porcelain tiled floor, fully tiled walls, chrome heated towel rail.

ON THE FIRST FLOOR



Accessed via solid oak staircase.

MASTER BEDROOM 24'6" x 16'2" (7.49 x 4.93)



Double glazed timber doors leading to balcony with Bombay stone/brick wall over looking rear garden.



DRESSING ROOM 12'2" x 7'3" (3.71 x 2.21)



Extensive range of built in mirror fronted robes, dressing table and drawers, built in shelves.

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EN-SUITE SHOWER ROOM



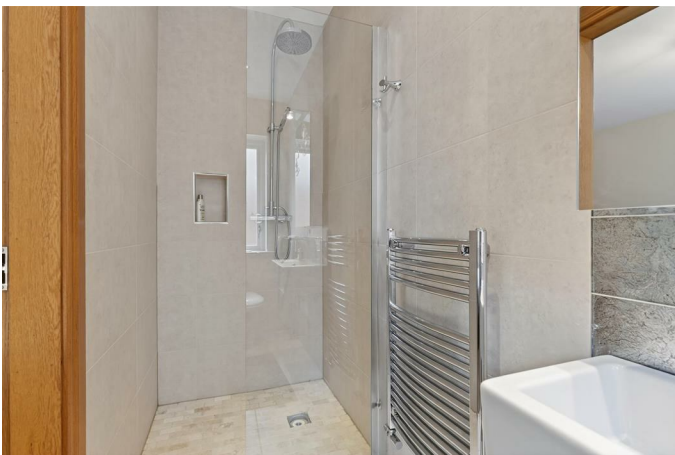
Wet room shower area with Porcelanosa stainless steel shower unit, vanity unit with his and hers ceramic circular sink units, low flush W.C, fully tiled walls & floor, heated chrome towel rail.

BEDROOM TWO 18'6" x 11'3" (5.64 x 3.45)



Extensive double built in robes with lighting.

EN-SUITE SHOWER ROOM



Fully tiled wet room shower area with stainless steel shower unit, ceramic sink with feature splash back tiling and mirrored cabinet, chrome heated towel rail.

BEDROOM THREE 18'6" x 11'8" (5.64 x 3.56)



Extensive double built in robes with lighting.

EN-SUITE SHOWER ROOM

Fully tiled wet room shower area with stainless steel shower unit, ceramic sink with feature splash back tiling and mirrored cabinet, chrome heated towel rail.

BEDROOM FOUR 18'6" x 11'8" (5.64 x 3.56)



Extensive double built in robes with lighting.

EN-SUITE SHOWER ROOM

Fully tiled wet room shower area with stainless steel shower unit, ceramic sink with feature splash back tiling and mirrored cabinet, chrome heated towel rail.

BEDROOM FIVE 18'6" x 11'3" (5.64 x 3.45)

Extensive double built in robes with lighting.

EN-SUITE SHOWER ROOM

Fully tiled wet room shower area with stainless steel shower unit, ceramic sink with feature splash back tiling and mirrored cabinet, chrome heated towel rail.

BATHROOM



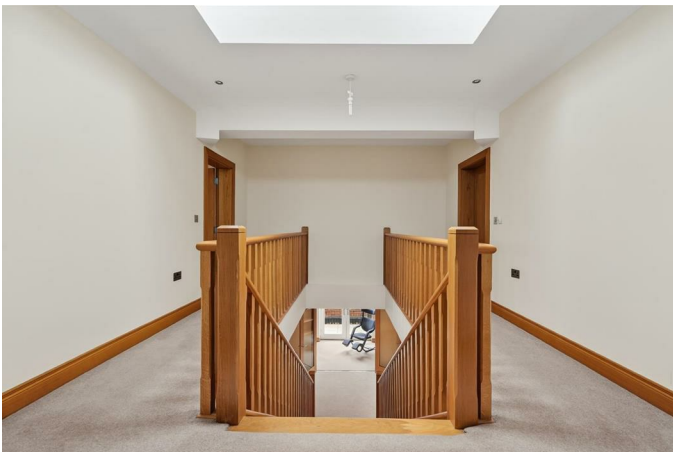
White suite comprising mounted roll top bath with contemporary shower attachment, vanity unit with ceramic sink and wall mounted mirror, low flush W.C, feature quarry stoned tiled wall, heated chrome towel rail.

LIBRARY / STUDY 12'0" x 6'11" (3.66 x 2.11)



Extensive solid timber built in bookshelves, double glazed timber doors to balcony with Bombay stone/brick wall.

ON THE SECOND FLOOR



Accessed via solid oak staircase.

GAMES ROOM / GYM 30'10" x 20'8" (9.4 x 6.3)



Storage into eaves.

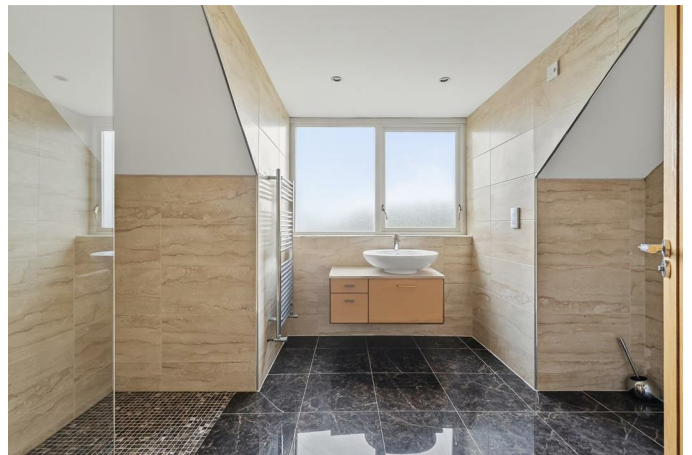
BEDROOM 20'8" x 15'8" (6.3 x 4.8)

Storage into eaves.

LIVING ROOM 20'8" x 15'8" (6.3 x 4.8)

Storage into eaves.

SHOWER ROOM



Large walk in wet room shower area, vanity unit with circular ceramic sink unit, low flush W.C, ceramic tiled floor and walls, heated chrome towel rail.

OUTSIDE



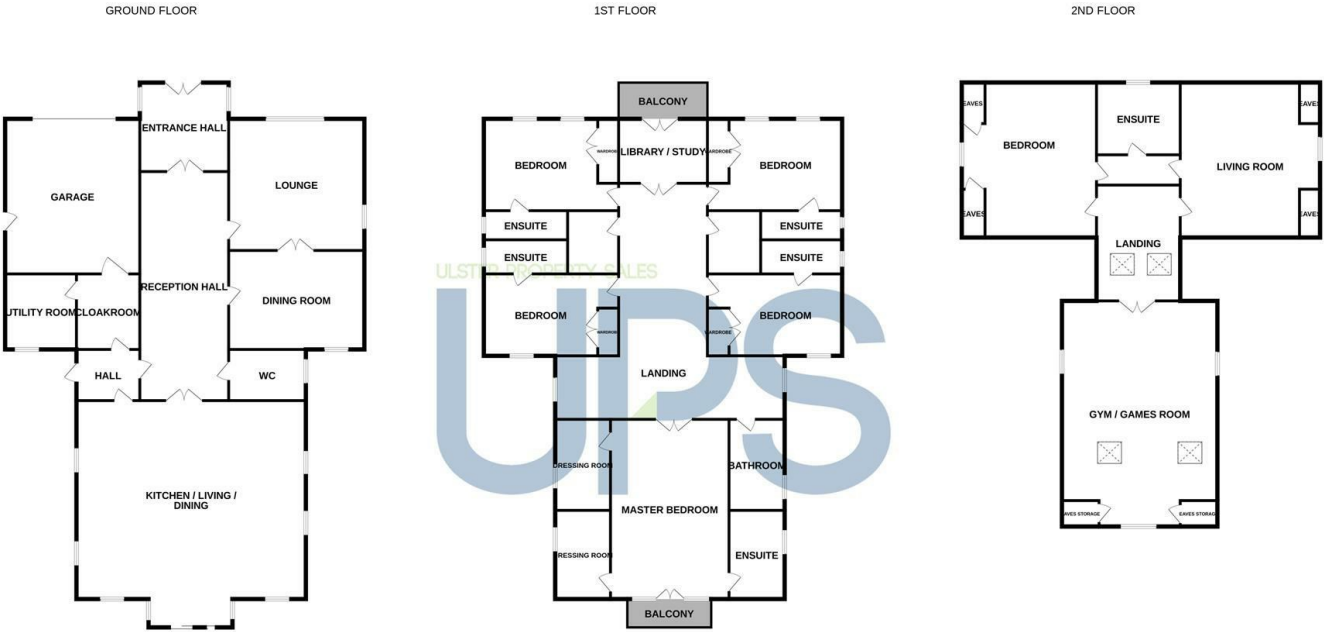
Remote control double entrance gates to paviour parking and turning area to front, landscaped bedded areas with border brick wall. Extensive paved rear sun terrace leading to beautifully landscaped rear garden in lawns with flower beds, paved lounging area with pergola and double power sockets and tap. Mature trees, shrubbery / hedges, rasied flower bed, double fencing and gates access to palying fields and trails. 4x Google Nest CCTV with double spotlights.



INTEGRAL GARAGE 19'7" x 17'10" (5.99 x 5.44)

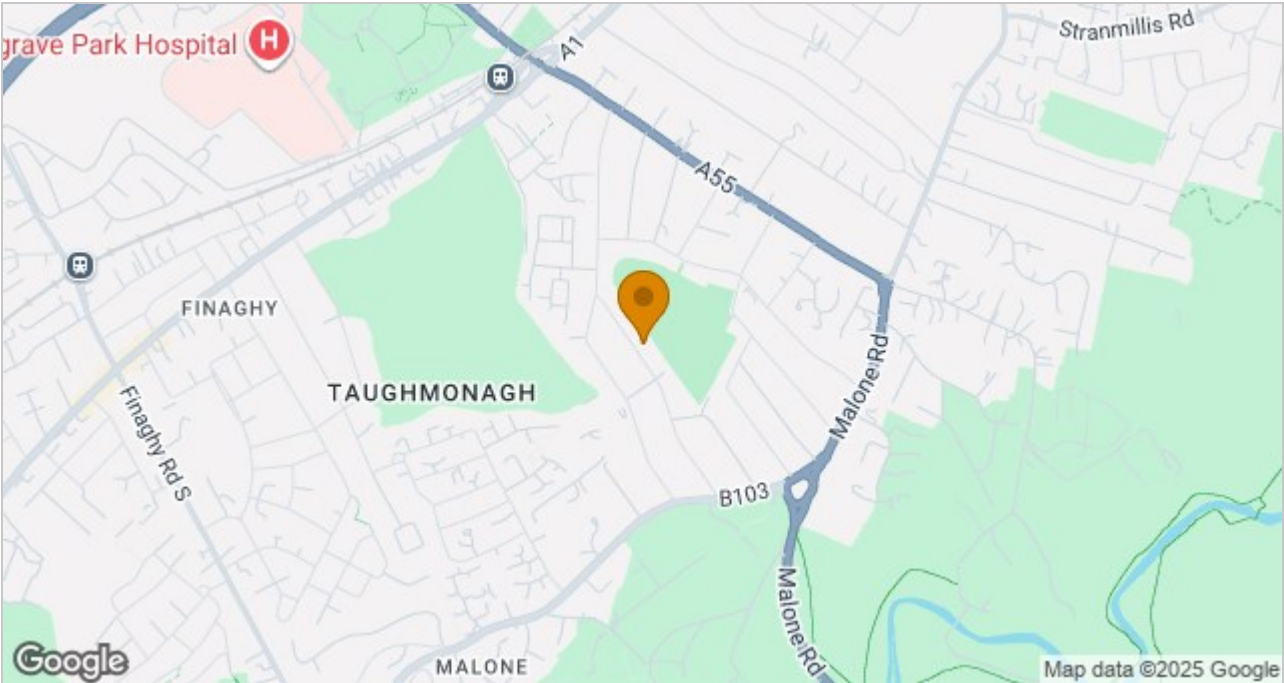
Remote control up and over door, power & light. Tesla charger, shelving, twin gas boilers.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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