




Apt 18 Danesfort Hall, Danesfort Park North, Malone, Belfast, BT9 5RB

Price Guide £425,000

Located in this highly regarded, gated development just off Stranmillis Road in South Belfast we are pleased to offer to the market this beautiful second floor apartment. The bright and spacious accommodation, extending to just over 1500 sq ft, comprises lounge with access to private balcony, living room with feature bay window, kitchen with excellent range of integrated appliances, utility room, master bedroom with en-suite shower room, two further bedrooms and luxury bathroom suite. Finished to the highest standard, the apartment is ready to move into and would make an excellent home. Gas fired central heating, underfloor heating and double glazing are further benefits. The property is a short distance from the shops, cafés and restaurants of the Lisburn Road and also offers convenience to Belfast City Centre along with walking distance to Stranmillis Village and the Lagan Tow Path. Offering a secure environment, the apartment is located within a gated development with allocated parking and generous visitor spaces.

- **Luxury Second Floor Apartment Located In A Much Sought After Development**
- **Two Reception Rooms (Lounge With Balcony)**
- **Contemporary Bathroom Suite**
- **Gated Development With Secure Parking**
- **Gas Fired Central Heating & Double Glazing**
- **Three Excellent Bedrooms (Master With Contemporary Ensuite)**
- **Beautiful Fitted Kitchen With Space For Casual Dining**
- **Utility Room & Excellent Storage Throughout**
- **High Specification Finish Throughout**
- **Ideal For Those Seeking To Downsize To A Property That Offers Space & Quality Throughout**

| Energy Efficiency Rating | | | |
|---|---|-------------------------|---|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 83 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-10) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC |  |

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Communal entrance with lift and stair access to all floors.

ON THE SECOND FLOOR

APARTMENT 18 DANESFORT HALL

Hardwood front door. Storage off entrance lobby.

RECEPTION HALL



Storage off hall.

LOUNGE 16'4" x 11'8" (4.98 x 3.58)



Access to balcony. Attractive fireplace with electric fire.

KITCHEN 15'8" x 10'4" (4.78 x 3.15)



Extensive range of high and low level units, range of integrated appliances to include oven, grill, dishwasher, fridge / freezer, 4 ring hob, extractor fan, granite work surfaces, ceramic tiled floor.

LIVING ROOM 20'0" x 9'8" (6.10 x 2.95)



Feature bay window. Attractive fireplace with electric fire.

UTILITY ROOM



High and low level units, washing machine, tumble dryer, stainless steel sink unit with drainer.

MASTER BEDROOM 15'7" x 15'3" (4.75 x 4.67)



Excellent range of built in robes.

EN-SUITE SHOWER ROOM



Contemporary suite comprising low flush W.C, bidet, wash hand basin with vanity unit below, double shower enclosure, fully tiled walls, ceramic tiled floor.

BEDROOM TWO 16'2" x 10'11" (4.93m x 3.33m)



Feature bay window.

BEDROOM THREE 15'7" x 8'2" (4.75 x 2.49)

Currently being used as a study.

BATHROOM



Contemporary white suite comprising wash hand basin with vanity unit below, panel bath with shower over, low flush W.C, fully tiled walls, ceramic tiled floor.

OUTSIDE



Secure gated parking.

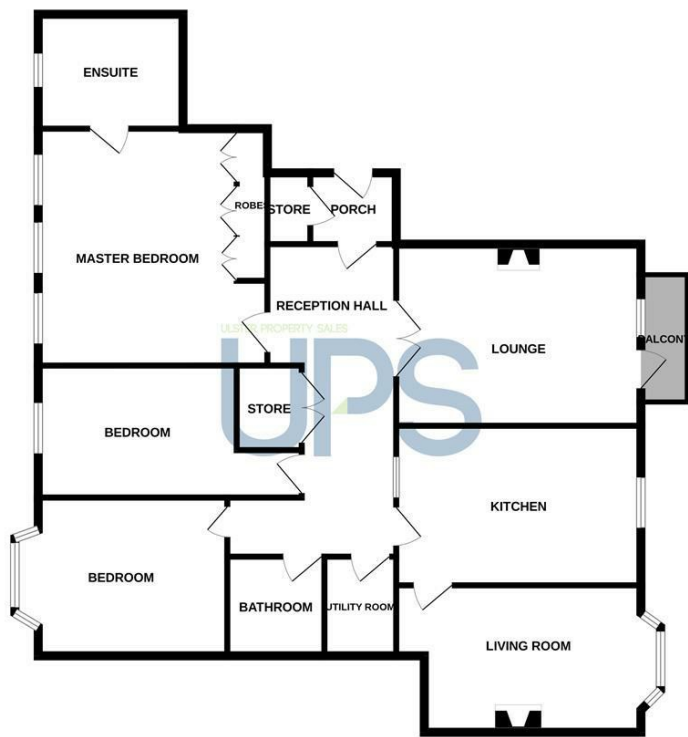
ADDITIONAL INFORMATION

Service Charge 2026 - £2,419.98 per annum

Rates 2025 / 2026 - £2,542.15 per annum

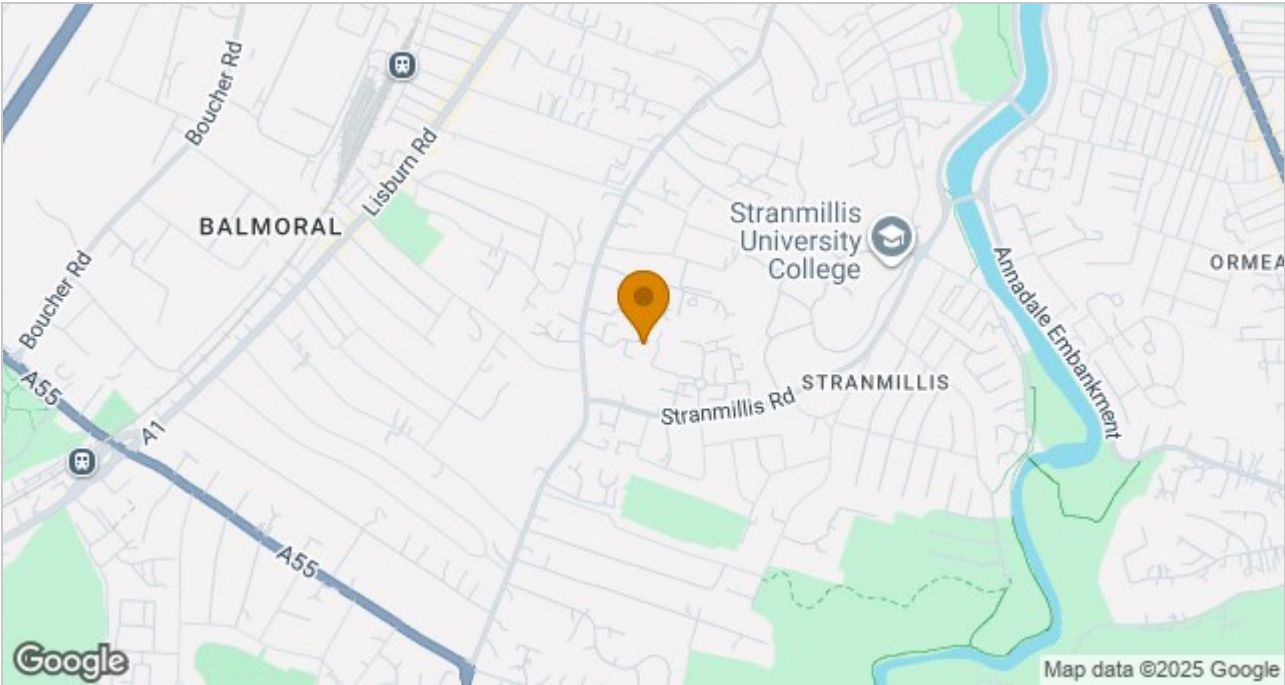
Floor Plan

SECOND FLOOR



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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