



### 33 Dorchester Park, Belfast, BT9 6RJ

**Price Guide £500,000**

Situated within the highly sought-after Dorchester Park, this superb three-bedroom detached family home occupies an enviable corner site and benefits from a ground floor extension, providing generous and versatile living accommodation throughout. The accommodation comprises front lounge with bay window, living / dining room, kitchen open plan to living / dining area and W.C. On the first floor there are three well proportioned bedrooms and shower room. Externally, the corner position provides excellent outdoor space with well-maintained gardens to the front, side and rear and a large detached garage offers additional storage while the driveway provides ample off-street parking. Located close to local amenities, schools, transport links and recreational facilities, this exceptional home combines space, style and convenience in one of the area's most desirable residential developments. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

- Detached Home On A Corner Site In A Prime Residential Location
- Front Lounge With Bay Window & Living / Dining Room
- Ground Floor W.C
- Large Detached Garage
- Within Close Proximity To A Range Of Leading Schools & Excellent Transport Links
- Three Well Proportioned Bedrooms
- Kitchen Open Plan To Living / Dining
- First Floor Shower Room
- Enclosed Garden To Front Side & Rear, Paved Patio
- Chain Free

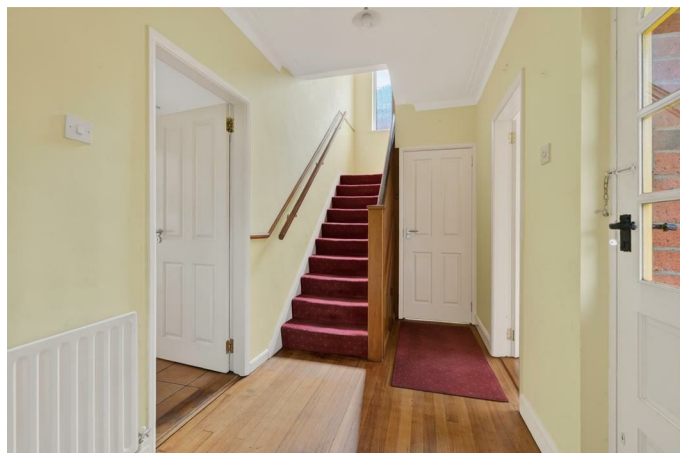
| Energy Efficiency Rating |   | Current                 | Potential |
|--------------------------|---|-------------------------|-----------|
| (92-100) A               | Very energy efficient - lower running costs |                         |           |
| (81-91) B                |   |                         |           |
| (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**

Hardwood front door.

**RECEPTION HALL**



Wooden floor.

**LOUNGE 12'1" x 11'9" (3.7 x 3.6)**



Bay window. Wooden floor.

**LIVING / DINING ROOM 25'7" x 14'5" at  
widest points (7.8 x 4.4 at widest points)**



Wooden floor, fireplace. PVC double doors to rear garden.



**KITCHEN / DINING 22'7" x 16'8" at widest  
points (6.9 x 5.1 at widest points)**



Range of high and low level units, Belfast sink, plumbed for washing machine, electric hob, concealed extractor fan, integrated oven, tiled flooring, recessed spotlighting.



**W.C**



**Low flush W.C, pedestal wash hand basin.**

**ON THE FIRST FLOOR**



**BEDROOM ONE 13'9" x 11'1" (4.2 x 3.4)**



**BEDROOM TWO 11'9" x 10'9" (3.6 x 3.3)**



**BEDROOM THREE 9'10" x 7'6" (3.0 x 2.3)**



## SHOWER ROOM



Accessible shower room with walk in shower, low flush W.C, wash hand basin, part tiled walls, chrome radiator.

## OUTSIDE



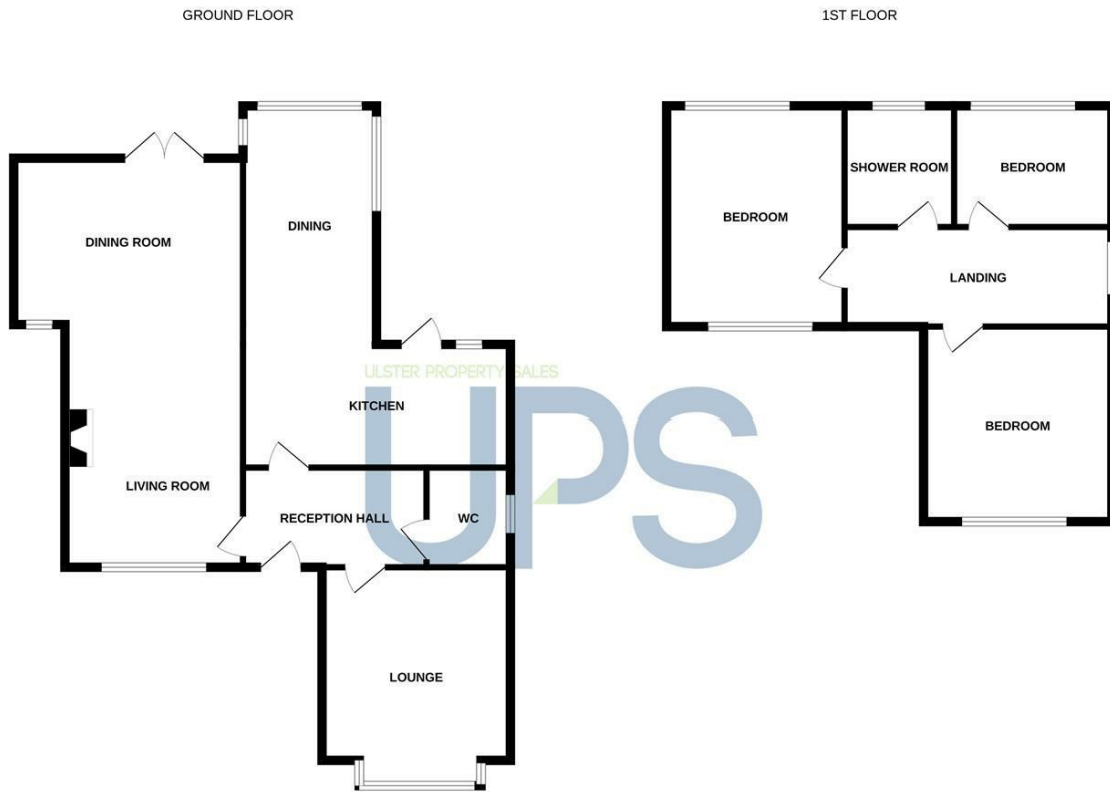
Enclosed garden to front, side & rear, paved patio.



## DETACHED GARAGE

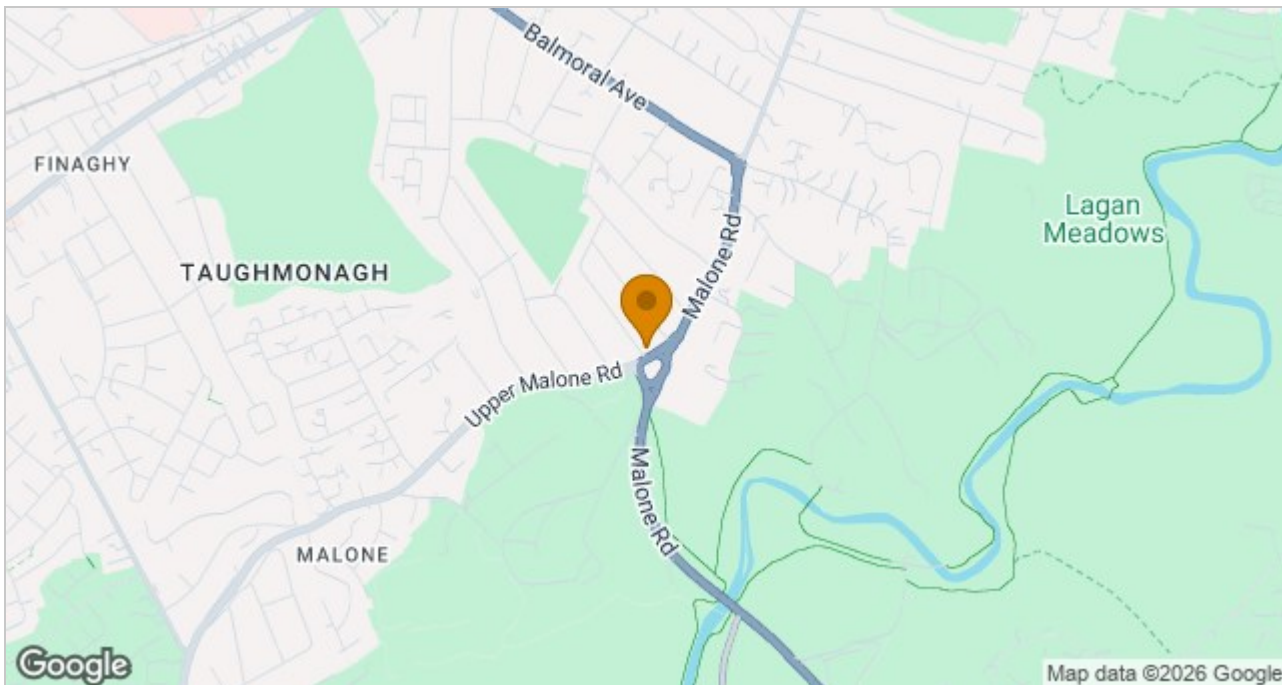
Wired.

# 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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