



14 Malone Hill Park, Belfast, BT9 6RD

Price Guide £870,000

Designed in 1929 by Thomas Eager, this attractive detached double-fronted home is ideally situated on Malone Hill Park, just off the Malone Road in South Belfast. Beautifully presented and cleverly extended by its current owner, the property offers spacious and versatile accommodation, making it perfectly suited to a growing family.

The ground floor offers excellent accommodation, comprising a welcoming reception hall, a bright double-aspect lounge with bay window and open fire, and a separate dining room, also featuring an open fire. Additional living space includes a comfortable living room and a study, ideal for home working. The kitchen, with dining area, is complemented by a separate utility room. Further enhancing the flexibility of the layout is a ground floor bedroom, shower room, and a sitting room / den with mezzanine.

Upstairs, the first floor comprises five well-proportioned bedrooms, a family bathroom suite, and an additional shower room. Access to the insulated roof space is provided via a Slingsby ladder, while a wide range of storage is available throughout both the ground and first floors.

Externally, the property is enhanced by a beautifully private, south-facing enclosed garden and patio area surrounded by mature shrubs and trees, creating an ideal setting for outdoor entertaining.

Ideally positioned just moments from the Lisburn Road, the property enjoys convenient access to an excellent selection of amenities, leading schools, and superb transport links. This exceptional home is sure to appeal to discerning buyers seeking a residence in one of South Belfast's most prestigious and sought-after locations.

- Detached, Extended Family Home In The Highly Sought After Malone Area
- Generous, Well Proportioned Reception Rooms
- Ground Floor Bedroom & Shower Room Along With Den & Mezzanine
- Gas Fired Central Heating
- Many Original Features In Place, An Ideal Family Home
- Spacious South Facing Garden, Ideal For Outdoor Living And Entertaining
- Well Equipped Kitchen With Dining Area
- Five First Floor Bedrooms Along With Bathroom & Shower Room
- Utility Room, Cloakroom & Wine Cellar
- Established Residential Location Close To Leading Schools & A Wide Range Of Amenities

Energy Efficiency Rating		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 PORCH

Hardwood front door. Stain glassed inner door. Tiled flooring.

RECEPTION HALL



Wood panelling.

CLOAKROOM 7'2" x 6'2" (2.19 x 1.9)

Low flush W.C, pedestal wash hand basin.

WINE CELLAR 6'7" x 4'1" (2.02 x 1.27)

LOUNGE 22'5" x 14'5" (6.84 x 4.41)



Bay window, cornice ceiling, ceiling rose, open fire.

DINING ROOM 15'5" x 15'1" (4.71 x 4.61)



Bay window, open fire, picture rail, cornice ceiling.

LIVING ROOM 19'2" x 12'1" (5.85 x 3.70)



Open fire with wood surround, cornice ceiling.

STUDY 19'8" x 12'5" (6.01 x 3.79)



KITCHEN 20'3" x 13'1" (6.18 x 4.01)



Range of high and low level units, plumbed for dishwasher, integrated oven, microwave, 4 ring hob, grill, extractor fan.

DINING AREA 9'2" x 7'9" (2.80 x 2.38)



UTILITY 7'2" x 6'0" (2.19 x 1.85)

Plumbed for washing machine and tumble dryer, sink unit.

SITTING ROOM / DEN 17'6" x 10'0" (5.34 x 3.05)



Solid wood flooring. Sliding patio doors to rear garden.

MEZZANINE 12'7" x 11'10" (3.85 x 3.63)



STORAGE 9'11" x 6'9" (3.03 x 2.08)

BEDROOM SIX 10'7" x 9'10" (3.25 x 3.02)



SHOWER ROOM



Low flush W.C, pedestal wash hand basin, enclosed shower.

ON THE FIRST FLOOR



BEDROOM THREE 12'8" x 12'1" (3.87 x 3.70)



Balcony.

BEDROOM ONE 19'2" x 13'1" (5.86 x 4.00)



Built in sliding robes. Built in cupboards.

BEDROOM FOUR 12'3" x 8'8" (3.75 x 2.66)



BEDROOM TWO 12'2" x 10'5" (3.73 x 3.20)



Built in cupboards. Tiled fireplace.

BEDROOM FIVE 10'6" x 8'6" (3.21 x 2.60)



BATHROOM



Twin pedestal wash hand basins, low flush W.C, bath, part tiled walls.

SHOWER ROOM



Low flush W.C, pedestal wash hand basin, enclosed shower, part tiled walls.

ROOFSPACE

Insulated. Access via slingsby ladder.

OUTSIDE



Beautiful south-facing garden in lawn surrounded by flowering shrubs and established trees. Gated driveway to front and pedestrian gate access.



Floor Plan



Sizes And Dimensions Are Approximate. Actual May Vary.

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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