



11 Sans Souci Park, Belfast, BT9 5QZ

Price Guide £600,000

Nestled just off the prestigious Malone Road, this exceptional four-bedroom semi-detached home dates back to the 1920s and effortlessly blends timeless character with modern family living. Positioned on a quiet, tree-lined street, the property offers a rare opportunity to acquire a home of enduring charm in one of South Belfast's most sought-after residential locations. Inside, the property is rich in original features, including high ceilings, decorative cornicing, and beautifully proportioned rooms, all of which reflect the elegance of its era. The ground floor comprises a welcoming reception hall leading to a selection of spacious reception rooms, ideal for both everyday living and entertaining. On the first floor, there are four generously sized bedrooms offering flexible accommodation for growing families or those working from home. Externally, the property benefits from an enclosed garden to the rear which is in lawn and surrounded by mature shrubs & greenery. There is also off street parking. The tree-lined street enhances the sense of seclusion while remaining within easy reach of leading schools, local amenities, and excellent transport links to Belfast city centre. This is a home of true quality in a highly desirable location—perfect for those seeking space, character, and convenience in equal measure.

- Attractive Semi Detached Home Full Of Character & Charm
- Three Versatile Reception Rooms Ideal For Living, Dining & Entertaining
- Bathroom Suite With Free Standing Roll Top Bath & Walk In Electric Power Shower
- Gas Fired Central Heating & Sliding Sash Double Glazed Windows
- Established Residential Location Within Walking Distance To Queens University, Botanic Gardens & Belfast City Centre
- Four Well Proportioned Bedrooms
- Period Features Throughout Including Flooring, Fireplaces, High Ceilings & Original Detailing
- Well Equipped Kitchen With Gas Fired Aga Leading To Utility Area
- Enclosed Garden To Rear In Lawn, Paved Patio, Off Street Parking To Rear
- Tastefully Decorated Throughout, A Must View

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

Stained glass hardwood front door.

PORCH

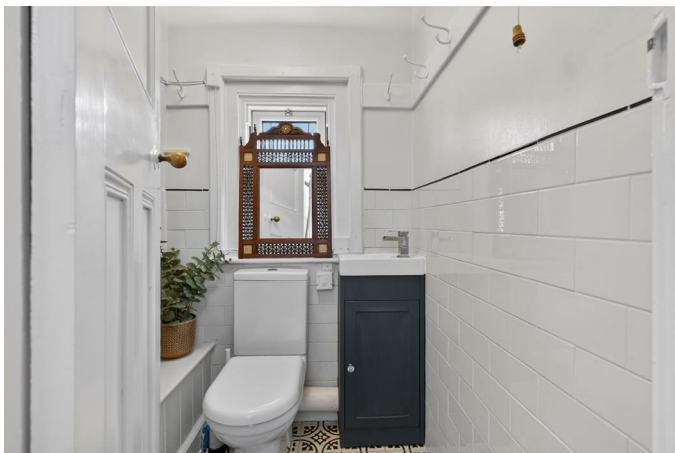
Tiled flooring, hardwood inner door with stained glass.

RECEPTION HALL



Solid wood herringbone flooring.

W.C



Low flush W.C, wash hand basin with storage below, part tiled walls, ceramic tiled floor.

LOUNGE 18'0" x 13'1" (5.5 x 4.0)



Solid wood herringbone floor, open fire, bay window, picture rail, cornicing, ceiling rose.



LIVING ROOM 13'9" x 13'1" (4.2 x 4.0)



Solid wood herringbone flooring, open fire, picture rail, cornicing, ceiling rose.

KITCHEN 23'11" x 10'2" (7.3 x 3.1)



Range of high and low level units, Gas Aga with electric hot plates, 2 ring gas hob, Belfast sink with mixer tap, integrated dishwasher, granite work surfaces, tiled flooring.



UTILITY 11'1" x 4'11" (3.4 x 1.5)

Plumbed for washing machine and tumble dryer.

GARDEN ROOM 15'5" x 12'1" (4.7 x 3.7)



Tiled flooring, Velux, recessed spot lighting. Double doors to garden.

ON THE FIRST FLOOR



Access to partially floored roof space via slingsby ladder. Leaded glass window.

BEDROOM ONE 15'1" x 13'9" (4.6 x 4.2)



Wash hand basin with storage below, solid wood flooring. Picture rail, cornicing.

BEDROOM TWO 14'1" x 13'9" (4.3 x 4.2)



Built in robes, solid wood flooring, fireplace. Picture rail, cornicing.

BEDROOM THREE 10'5" x 10'2" (3.2 x 3.1)



Solid wood flooring, picture rail.

BEDROOM FOUR 10'2" x 7'10" (3.1 x 2.4)



Sliding mirrored built in robes, solid wood flooring.

BATHROOM



Roll top free standing bath with telephone hand shower, walk in fully tiled electric power shower, pedestal wash hand basin, low flush W.C, chrome wall mounted radiator, wood panelling, part tiled walls, tiled flooring.

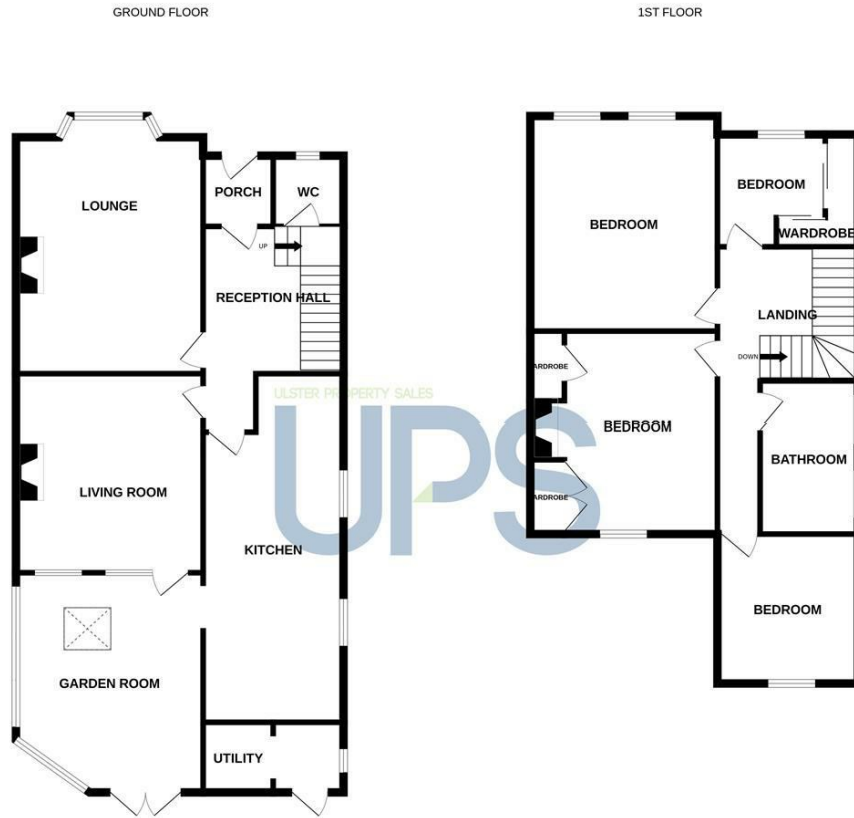
OUTSIDE



Enclosed rear garden in lawn, paved patio. Off street parking to rear.

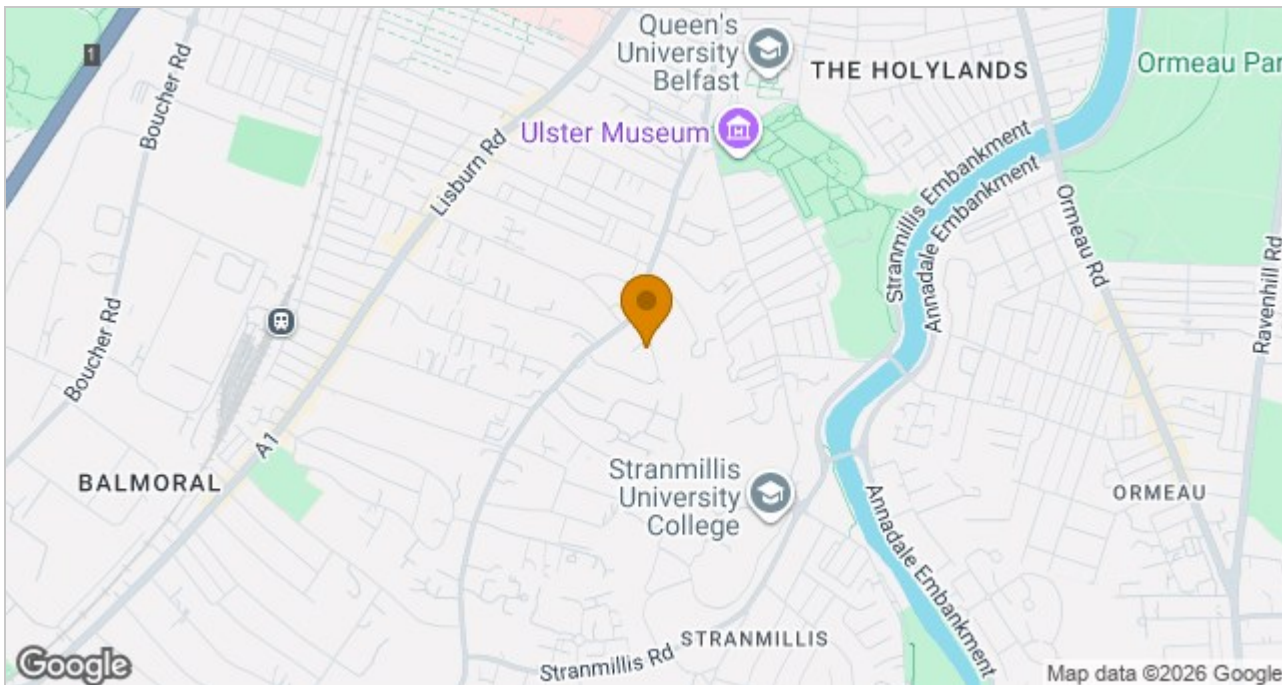


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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