

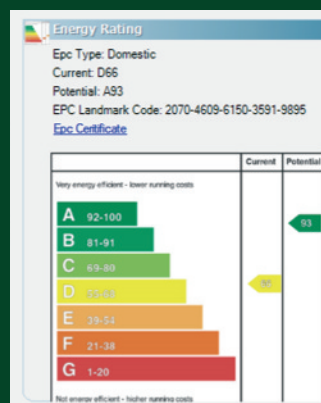
TEMPLETON
ROBINSON



53 Adelaide Park,
BELFAST,
BT9 6FZ

Offers Around
£1,250,000

Viewing by
appointment with
& through agent
028 90 663030





Built in 1875 this most attractive Victorian double bay fronted detached residence has been recently fully renovated by renowned builders, Francey Homes and offers the character and charm of an older house but with everyday modern conveniences.

The property has substantial proportions with three separate reception rooms, good sized family kitchen with dining area and up to seven bedrooms. It is currently arranged as five bedrooms with two dressing rooms, a family bathroom and three further shower rooms, one of which is on the ground floor. The principal suite has an excellent sized bedroom, dressing room and hidden ensuite. Outside there are mature borders to front with

a variety of colourful trees and shrubs providing year-round interest and fed by automatic irrigation system. Secluded, south facing paved gardens to the rear are extremely private and have a Vietnamese ambiance with water feature and ornate trellis.

Located within walking distance of all the amenities on the Lisburn and Malone Road's, along with many leading primary and secondary schools in the area. The City Centre is very accessible and Queens University is within walking distance.

We have no hesitation in recommending early viewing of this fine home.



- Most Attractive Double Fronted Red Brick Victorian Detached Home with South Facing Paved Garden with Many Colourful Plants
 - Inviting Reception Hall
 - Formal Lounge with Side and Front Bays and Feature Fireplace
 - Homely Living Room With Marble Fireplace, Gas Fire and Front Bay
 - Delightful Family Room off the Kitchen with Access to The South Facing Rear Gardens
- Good Sized Modern Fitted Kitchen with Neff Range of Integrated Appliances, Large Island Unit and Casual Dining Area, Separate Utility Room
 - Utility Room
 - Bespoke Built In Cloakroom Area in the Rear Hall
 - Downstairs Shower Room with Ease of Access to the Hot Tub In Rear Garden
- Adaptable Bedroom Accommodation with Potentially Seven Bedrooms, Currently Laid Out as Five Bedrooms and Two Dressing Rooms
 - Principal Suite with Large Dressing Room and Ensuite Shower Room
 - Large Modern Family Bathroom and Two Further Shower Rooms
 - Completely Renovated by Prestigious House Builders, Francey Homes in 2013/2014
- Many Period Features Including; High Ceilings, Corniced Ceilings, Ceiling Roses, Original Moulds in Older Part of the House
- Double and Triple Glazed Period Style Windows and Doors and Feature Stained Glass Windows, Bay Windows with Motorised Curtain/ Blind Tracks
 - Gas Fired Central Heating, Underfloor Heating on Ground Floor
 - New Slate Roof in 2014 and Cavity Wall Insulation and Fully Insulated Throughout
 - Beam Vacuum System and Monitored Burglar Alarm and Hard Wiring for Central IT Hub
- Electric Entrance Gates to Large Paved Parking and Turning Area for Several Cars, Beautifully Landscaped Borders Beds with Shrubs, Trees and Bushes to Front and Side
- Delightful South Facing Rear Paved Gardens with Mature, Shrubs and Trees, Feature Trellis and Vietnamese Water Feature
 - Two Garden Stores to the Side, Hot and Cold Taps

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The Property Comprises:

Ground Floor

Hardwood front door with side glazing and fan light, stained glass windows to:

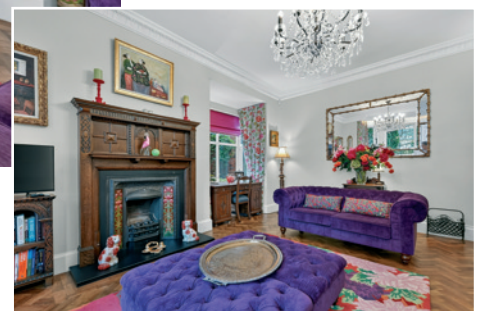
RECEPTION HALL: Parquet Karndean flooring, cornice ceiling, low voltage spotlights, fully fitted cloaks area, under stairs storage.

SHOWER ROOM: Low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, chrome heated towel rail, extractor fan, low voltage spotlights. Karndean flooring.

UTILITY ROOM: Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer. Gas boiler, glazed door to side. Karndean floor.



FORMAL LOUNGE: Wood surround fireplace with cast iron inset, tiling and gas coal effect fire, bay window. Cornice ceiling, Karndean flooring.



LIVING ROOM: Marble fireplace with cast iron inset, tiling and gas coal effect fire, Karndean flooring, cornice ceiling, ceiling rose, bay window, electric curtains.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: Range of high and low level units, glazed display cabinets, Corian work surfaces. Integrated Neff induction hob, stainless steel extractor fan. Integrated Neff double ovens, microwave and warming drawer, space for fridge/freezer. Island unit with units, Corian work surfaces. Two integrated Neff dishwashers, twin sinks, Karndean floor. Low voltage spotlights, glazed door to front, glazed roof.



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FAMILY ROOM: Low voltage spotlights, Karndean floor, double glazed doors to south facing garden.



First Floor Return

LANDING: Walnut engineered wood flooring, stained glass window. Cornice ceiling, low voltage spotlights, access to roofspace (floored with light).

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle. Fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



First Floor

LANDING: Walnut engineered wood flooring, cornice ceiling.

BEDROOM (2): (into bay window). Cornice ceiling, walnut engineered wood flooring, radiator cover, built-in robes.



STUDY/DRESSING ROOM: Cornice ceiling, ceiling rose, radiator cover, walnut engineered wood flooring, built-in robes.



PRINCIPAL BEDROOM: (into bay window). Walnut engineered wood flooring, cornice ceiling, ceiling rose. Radiator cover.

DRESSING ROOM: Cornice ceiling, ceiling rose, walnut engineered wood flooring, radiator cover. Stained glass window.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, twin vanity unit with wash hand basin, fully tiled shower cubicle. Fully tiled walls, ceramic tiled floor, heated towel rail, extractor fan, low voltage spotlights.



Second Floor Return

LANDING:

BEDROOM (3): Walnut engineered wood flooring, built-in robes, Velux window.



MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, free standing bath with telephone hand shower, part tiled walls, ceramic tiled floor, low voltage spotlights. Extractor fan, stained glass window.



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Second Floor

LANDING:

BEDROOM (4): Walnut engineered wood flooring, Velux windows, storage into eaves, radiator covers.

SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, heated towel rail.



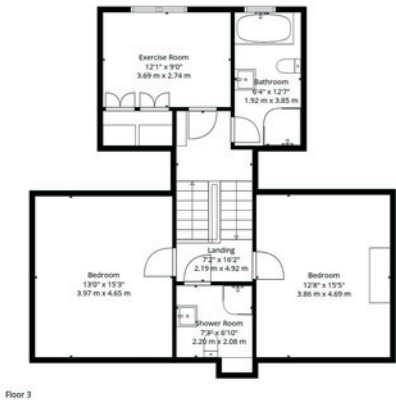
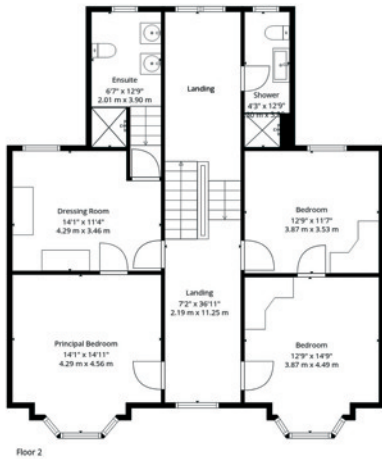
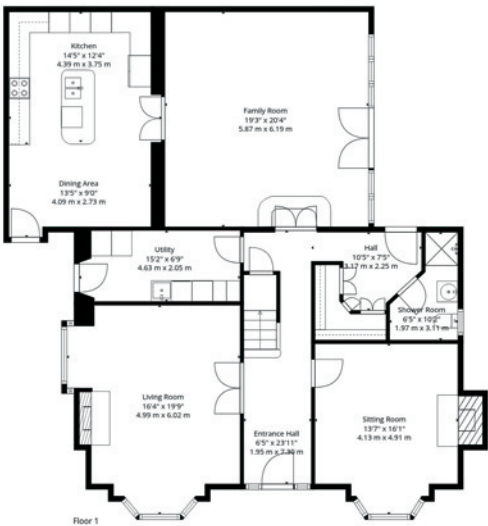
BEDROOM (5): Walnut engineered wood flooring, access to eaves. Velux windows. Radiator cover.



Outside

Electric gates to paved parking for 4 cars. Beds with boundary wall with bushes, trees and shrubs.

Beautifully landscaped south facing paved rear garden with beds in shrubs and bushes, Vietnamese water feature. Wired for hot tub. Two garden stores. Hot and cold water tap.



TOTAL: 3241 sq. ft, 301 m2
FLOOR 1: 1502 sq. ft, 140 m2, FLOOR 2: 1110 sq. ft, 103 m2, FLOOR 3: 629 sq. ft, 58 m2
EXCLUDED AREAS: UTILITY: 102 sq. ft, 9 m2, FIREPLACE: 13 sq. ft, 1 m2, LOW CEILING: 159 sq. ft, 14 m2,
WALLS: 238 sq. ft, 24 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of Belfast on Malone Road Adelaide Park is on the right after The Malone Road Petrol Station.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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