



'Firneside'  
19 Deramore Park,  
Malone Road,  
Belfast,  
BT9 5JW

Offers Over  
£1,545,000

Viewing by  
appointment with  
& through agent  
028 90 663030





19 Deramore Park is a B1 listed Victorian 'gentleman's residence' which was completed originally in 1901 designed by the respected architect Vincent Craig.

The most significant intervention included the addition of a new kitchen extension at the rear of the property. Designed in a contemporary manner it used traditional materials to blend in with the existing house. This room was then designed to open out into a more open plan ground floor living area including a snug and dining space. Every window in the property was removed and stripped, they were then fitted with new double glazed glass. The new ensuite bathroom was installed in the master bedroom and the existing main family bathroom remodelled using contemporary fittings.

During refurbishment the entire building was rewired and replumbed with new wiring hidden behind panelling and tracked into walls where possible. A new area of underfloor heating was incorporated in the open plan area of the ground floor.

Only the acceptance of the highest standards are evident throughout whilst the exterior surroundings are private, mature and south facing to the rear with various patio/sun terraces, artificial lawns and an array of specimen trees, shrubs and hedging.

Located off the prestigious Malone Road, this super home offers any new purchaser the opportunity to enjoy the proximity to the city and all the amenities this area has to offer.



- Impressive B1 Listed Detached Residence on Super Sized Site with Landscaped South Facing Rear Gardens
  - Reception Hall & Cloakroom/WC
  - Drawing Room / Cinema Room with Double Doors to Rear Garden
  - Formal Dining Room
- Stunning Italian Modulnova Designer Fitted Kitchen with Range of Integrated Appliance Open Plan to Living Room & Breakfast Room
  - Glazed Sliding Doors to Extensive Paved Sun Terrace for those Sunnier Evenings
- 5 Excellent Well Proportioned Bedrooms, Master with Ensuite Bathroom & Separate Wet Room Shower
  - Luxury Family Bathroom
  - Scandinavian style garden room with firepit & built-in seating area
- Stunning Level of Finish Throughout Offering Charm & Character yet with a Modern Feel
  - Original Windows Refurbished, Painted & Refitted
  - Trunk Solid Wood Flooring Throughout Ground Floor
  - Gas Heating
- Stunning Exterior with Electric Entrance Gates & Pillars to Stone & Paved Parking, 2 Super Sun Terraces, Artificial & Grass Lawns & a Variety of Trees, Shrubs & Hedging

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The Property Comprises:

Ground Floor

Hardwood front door with feature stained glass windows to . . .



RECEPTION HALL: Tiled floor, stained glass windows, radiator covers, panelled walls.



DINING ROOM: 14' 3" x 13' 8" (4.34m x 4.17m) Walnut parquet floor, panelled walls, window shutters, feature wall lighting.



LOUNGE/CINEMA ROOM: 24' 6" x 13' 2" (7.47m x 4.01m) Feature fireplace with tiled inset and gas fire, slate hearth, wood panelled walls, window shutters, walnut parquet floor, double doors and glazing to rear, cinema screen and projector.



CLOAKROOM/WC: Low flush wc, feature wash hand basin and tap, fully tiled walls, ceramic tiled floor, extractor fan, feature mirror with lighting.

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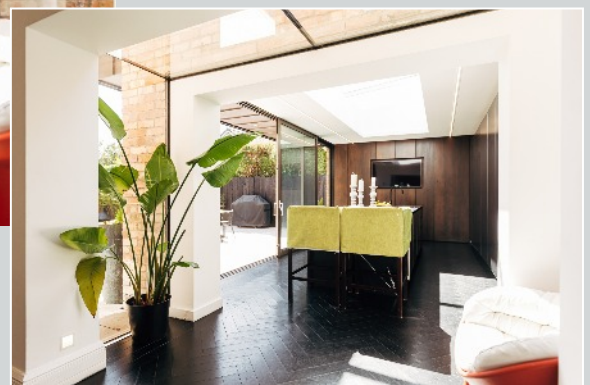
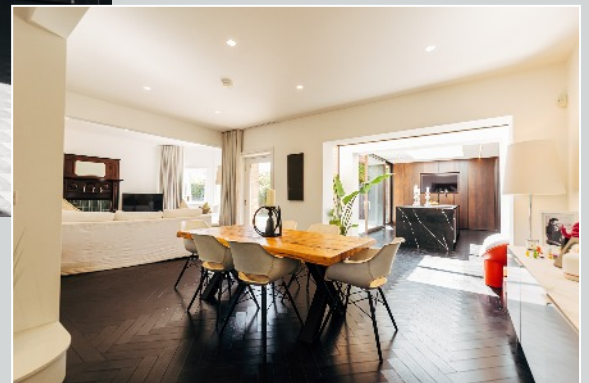
LIVING ROOM: 16' 9" x 1' 7" (5.11m x 0.48m) (at widest points). Feature mahogany fireplace with inset mirror slate hearth, tiled inset and gas fired central heating, walnut parquet floor, cornice ceiling, feature lighting, doors and glazing to rear.



BREAKFAST ROOM & SNUG: 22' 6" x 15' 9" (6.86m x 4.8m) (at widest points overall). Walnut parquet floor, window shutters, feature gas fire with glazed front, feature lighting, glazed door to rear.



CONTEMPORARY FITTED KITCHEN: 25' 1" x 11' 0" (7.65m x 3.35m) (at widest points). Flush range of high and low level units with pocket doors, stone work surfaces, large island unit with stone work surface, breakfast bar area, two Siemens built-in fridges, built-in biofolding doors with coffee machine area and unit, separate biofolding doors to Siemens double oven, built-in utility cupboard with washing machine and tumble dryer, island unit with Siemens dishwasher, six ring Siemens hob, wine fridge, stainless steel sink and stone surfaces, walnut parquet floor, sliding glazed door to rear, feature ceiling windows for additional natural light.



Feature stairs lighting and wood panelled walls to . . .

## First Floor

LANDING: Wood panelled walls, cornice ceiling, feature lighting, radiator covers.

PRINCIPAL BEDROOM: 16' 9" x 13' 4" (5.11m x 4.06m) Cornice ceiling, feature lighting, feature walnut wall panelling, bed side tables, bay window. Open plan to . . .

ENSUITE BATHROOM: 10' 5" x 10' 3" (3.18m x 3.12m) White suite comprising feature bath, twin wash hand basins, window shutters, marble effect tiled walls and floor.



Double doors and glazing to . . .

WET ROOM: Fully tiled shower cubicle with feature drencher shower head, low flush wc, marble effect tiling to walls and floor, in-built mirror, extractor fan.

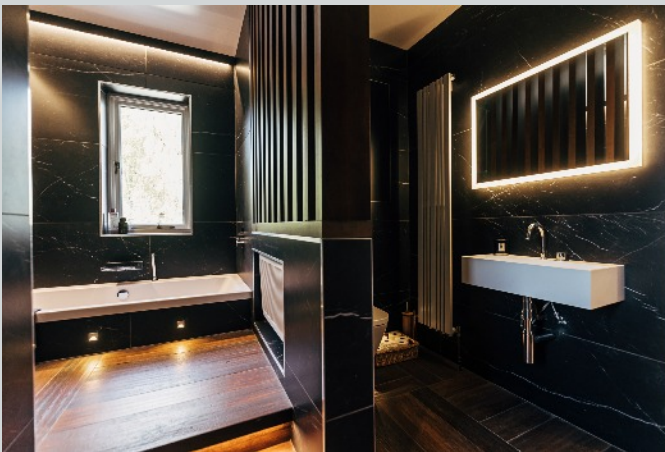
BEDROOM (2): 17' 2" x 14' 0" (5.23m x 4.27m) Extensive range of built-in robes, cornice ceiling, window shutters, feature lighting.



BEDROOM (3): 16' 6" x 14' 1" (5.03m x 4.29m) (at widest points into bay). Cornice ceiling, window shutters, bay window.



FAMILY BATHROOM: White suite comprising low flush wc, feature wash hand basin, sunken bath with drencher tap, feature lighting, fully tiled shower cubicle, marble effect tiling to walls, wooden floor, heated towel rail, mirror with feature lighting, extractor fan, built-in storage cupboard with inset radiator.

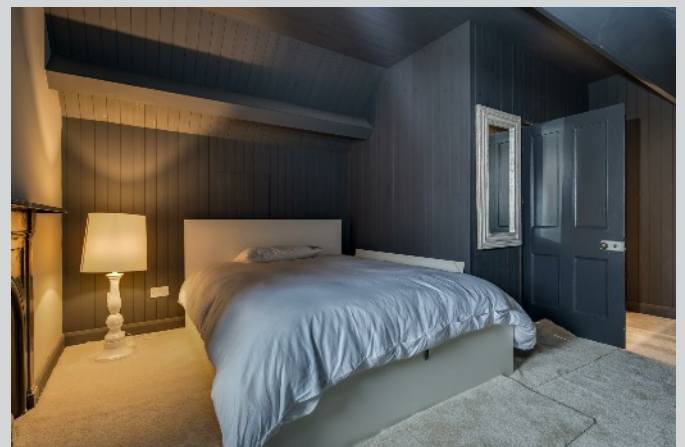
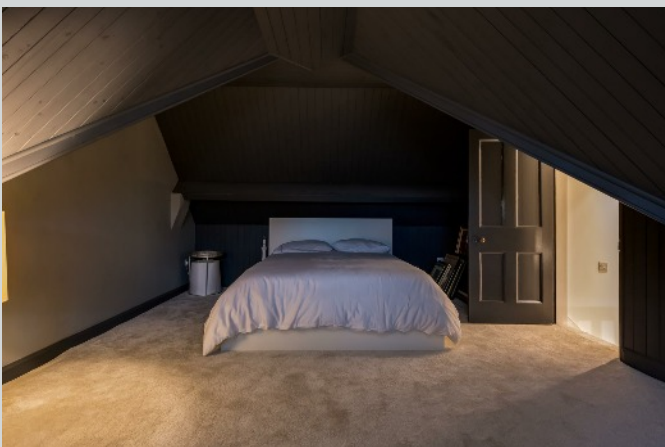


## Second Floor

LANDING: Feature alcove with inset lighting and stair lighting.

BEDROOM (4): 19' 3" x 13' 6" (5.87m x 4.11m) (at widest points). Painted tongue and groove ceiling and walls, window shutters.

BEDROOM (5): 17' 2" x 13' 2" (5.23m x 4.01m) (at widest points). Painted tongue and groove ceiling and walls, cast iron fireplace, window shutters.



## Outside

SCANDINAVIAN STYLE GARDEN ROOM: 13' 0" x 10' 2" (3.96m x 3.1m) Inspired by rural Nordic outhouses using stained black hardwood on the exterior complemented by a more natural timber finish to the interior. Delightful built in seating with feature wood burning fire pit, wood floor, wood panelled walls, power and light.



Stunning aspect at the front with entrance pillars and electric gates to stone driveway parking for several cars, mature trees and hedging. Beautifully landscaped south facing rear gardens with extensive paved patio/sitting area, artificial grass, screened hedging to the boundary and wooden fencing surrounding, garden lights and power points to the rear. Further large South facing timber patio area ideal for sunnier evenings.

TIMBER GARAGE: 20' 2" x 9' 9" (6.15m x 2.97m) At widest points. Wooden doors, power and light.



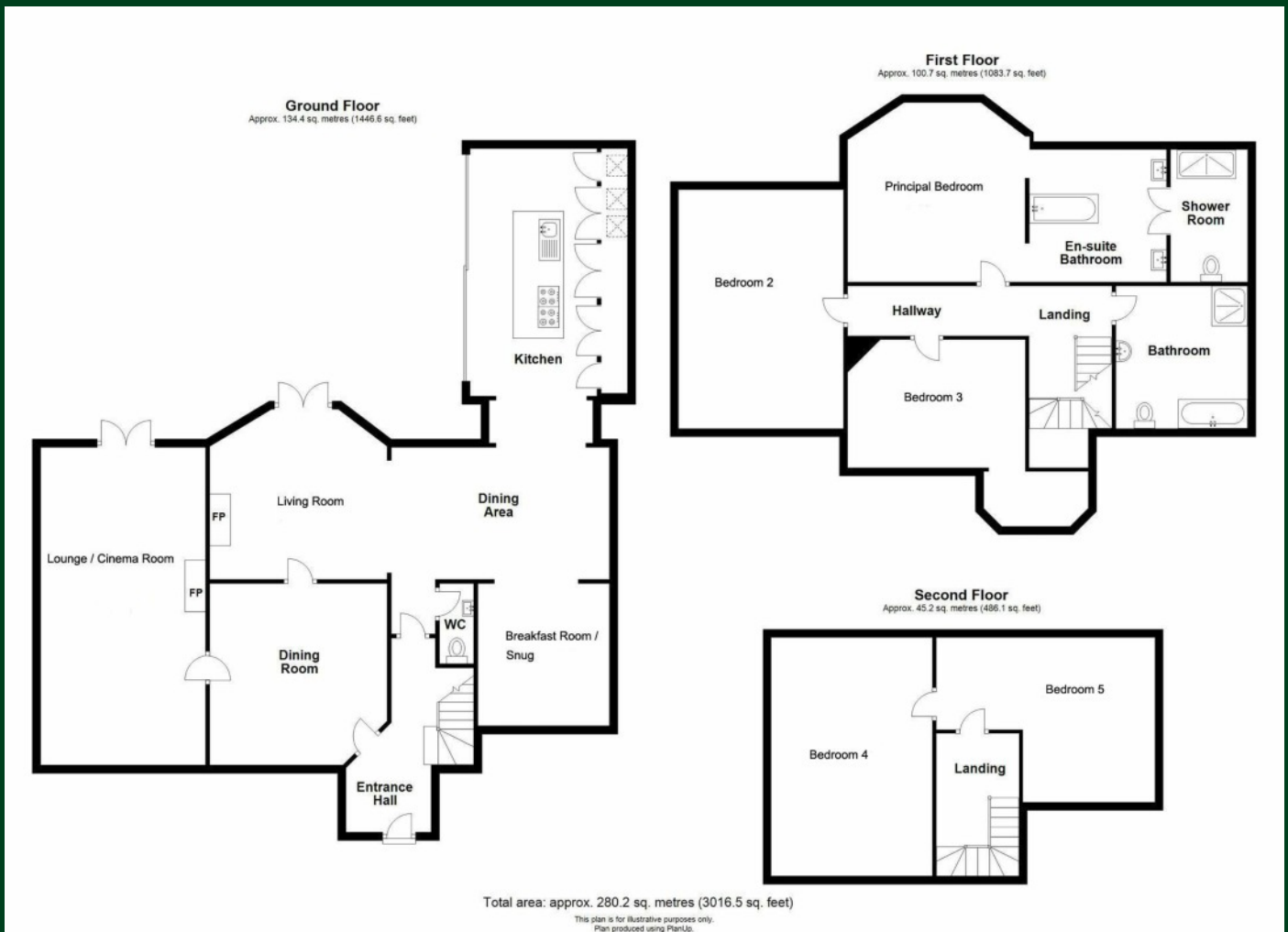
Location:

Coming out of Belfast on the Malone Road

Deramore Park is on the left hand side after the  
Stranmillis Road junction.

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