



63 Cranmore Park,
Belfast,
BT9 6JG

Offers Over
£745,000

Viewing by
appointment with
& through agent
028 90 663030



Nestled in the much sought after location of South Belfast, this well-maintained detached villa presents an ideal fusion of modern comfort and timeless elegance. Boasting a spacious layout, the residence offers versatility with three reception rooms providing ample space for entertaining or relaxation.

With five bedrooms this home caters for growing families or those seeking additional space for guests or home offices. The heart of the home lies in the fully fitted kitchen which is seamlessly connected to the dining room, perfect for hosting gatherings or casual family meals.

Outside is a large, enclosed south facing rear garden with beautiful mature aspect and excellent degree of privacy ideal for outdoor entertaining or children at play.

Positioned in a very popular location, this residence is within walking distance to the Lisburn Road, affords easy access to local amenities, schools and transport links.

Presenting an enviable opportunity for contemporary living in Belfast's vibrant south.



- **Attractive detached property extending to approximately 3000 square foot**
 - **Five large bedrooms**
 - **Fully fitted kitchen open to ample dining area**
 - **Large living room with fireplace and mature outlook to garden**
 - **Family room**
 - **Additional front sitting room/study**
 - **Spacious entrance hall**
 - **Oil fired central heating/double glazed windows**
 - **Stunning mature, south-facing rear garden laid in lawns and paved patio areas with stocked beds, shrubs, bushes and hedges**
 - **Brick paved driveway for several cars secured by electric gates**
- **Ideally positioned close to many local amenities including schools, public transport, shops and cafes**
- **Excellent detached home in prestigious South Belfast park just off the Malone Road**

The Property Comprises:

Ground Floor

Hardwood front door with glazed side light to:

SPACIOUS RECEPTION HALL: Laminate mahogany wooden floor. Built-in cupboard, low voltage spotlights. Additional built-in cupboard.



SITTING ROOM: 15' 8" x 13' 1" (4.78m x 3.99m) Beech wood strip wooden floor, dual aspect windows.



FAMILY ROOM: 19' 10" x 12' 9" (6.05m x 3.89m) Double doors from hallway/annex. Beech wood strip wooden floor, low voltage spotlights, floor to ceiling radiator, glazed door to:



SIDE PORCH: Ceramic tiled floor. Hardwood access door to front.

UTILITY/KITCHEN (2): 7' 9" x 5' 9" (2.36m x 1.75m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer taps, built-in oven, four ring ceramic hob, extractor fan above.

DOWNSTAIRS SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, chrome mixer taps, built-in shower cubicle with tiled splashback, heated towel rail, mosaic tiled floor, fully tiled walls, extractor fan.



GROUND FLOOR WC: White suite comprising low flush wc, vanity unit, chrome mixer taps, built-in cabinet below, tiled splashback. Marble tiled floor, built-in cupboard.

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LIVING ROOM: 25' 1" x 19' 5" (7.65m x 5.92m) (at widest points). Oak engineered wooden floor, cast iron fireplace, slate hearth. Low voltage spotlights, dual aspect windows, beautiful mature outlook across rear garden. PVC double glazed sliding doors to:



KITCHEN: 24' 8" x 18' 3" (7.52m x 5.56m) (L-shaped and at widest points). High gloss fully fitted kitchen, range of high and low level units, granite worktops, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, four ring ceramic hob, granite splashback, extractor fan above. Built-in high level double oven, integrated fridge, pull-out larder cupboard, ceramic tiled floor. Open to ample dining area, tongue and groove ceiling, Velux window x 2, dual aspect windows, PVC double glazed French doors to rear garden.



First Floor

LANDING: Access to roofspace via Slingsby ladder. Low voltage spotlights.

BEDROOM (1): 19' 1" x 12' 10" (5.82m x 3.91m) Built-in wardrobes and cupboards. Dual aspect windows, mature outlook to rear garden and views to RBAI playing fields.



BEDROOM (2): 17' 5" x 12' 9" (5.31m x 3.89m) Storage into eaves.



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BEDROOM (3): 17' 10" x 13' 0" (5.44m x 3.96m) (at widest points). Triple aspect windows.



BEDROOM (4): 12' 0" x 8' 0" (3.66m x 2.44m) Mature outlook to rear garden. Views to RBAI playing fields. Built-in cupboard, low voltage spotlights.



BEDROOM (5): 12' 0" x 7' 10" (3.66m x 2.39m)

Hotpress with copper cylinder and shelving above.

BATHROOM: Light coloured suite comprising low flush wc, pedestal wash hand basin, chrome mixer taps, panelled bath, tiled splashback, part tiled walls, built-in shower cubicle with Mira Sport electric shower unit, Velux window.



SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin, tiled splashback, walk-in shower cubicle with Aqualisa shower unit, PVC panelled splashback, low voltage spotlights, extractor fan, chrome heated towel rail. Additional airing cupboard with built-in shelving.



Outside

Brick paved driveway with ample parking for numerous cars secured by recently installed electric gates.

Front garden laid in lawns with mature trees, shrubs and flowerbeds.

Enclosed south facing rear gardens with excellent maturity and privacy. An array of shrubs, mature shrubs and hedge. Extensive lawn area ideal for children at play. Paved patio area ideal for barbecuing and outdoor entertaining. PVC fascia and soffit boards. PVC oil tank. Enclosed side dog run.







Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

From the city on the Malone Road, Cranmore Park is on the right hand side just before Stranmillis Road traffic lights.

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Energy Rating

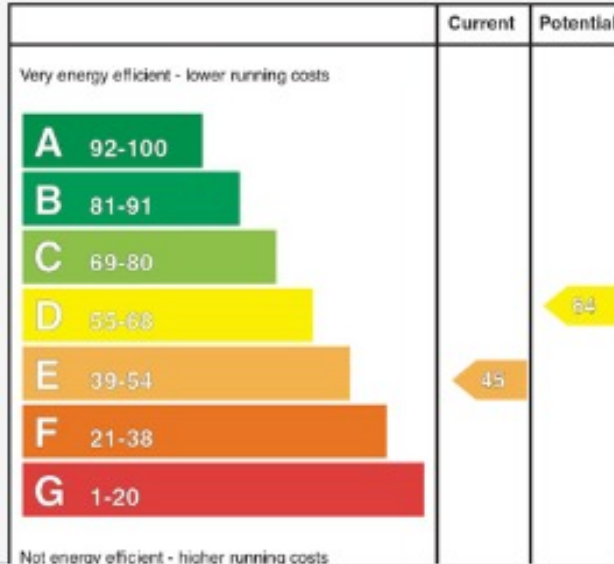
Epc Type: Domestic

Current: E45

Potential: D64

EPC Landmark Code: 3400-7502-7102-0094-

[Epc Certificate](#)



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

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