

7 PAVILLION PARK DEMESNE,
UPPER MALONE , BELFAST, BT9 5NX



TEMPLETON
ROBINSON



PRICE: PRICE £975,000

Located within the desirable BT9 postcode in Upper Malone, Lesley Park Demesne offers an esteemed collection of luxury homes that truly speak for themselves.

This home is characterised by spacious, contemporary interiors and classically-designed exteriors with a large garden and driveway, no detail has been overlooked in the quest to ensure this home lends itself to modern family living.

The protected parkland located directly behind the site, allows homeowners to enjoy tranquil walks in a beautiful setting, before kicking back and relaxing in the quaint coffee shop.

The great transport links to Belfast City centre and easy access to leading primary and secondary schools, and the celebrated Queen's University Belfast, this property in Lesley Park Demesne would make the perfect forever family home.

It goes without saying that the beauty of this location lies in its surroundings. Whether it's enjoying a leisurely stroll along the Lagan Towpath, spending an evening at the Lyric theatre, or enjoying a family day out at the world-renowned Titanic Belfast, there's no shortage of things to see and do.

From Botanic Gardens and Belvoir Forest Park to Malone Golf Club and Sir Thomas and Lady Dixon Park, this property is situated at the gateway to a wealth of beautiful scenery and outdoor, green spaces. This new home is just minutes away from a wide variety of independent boutiques, supermarkets, restaurants, cafes, museums, sports teams and the charismatic St George's Market.



SPECIFICATION

Kitchen

- Luxury High Specification Kitchen
- Quartz worktop
- Integrated Bosch appliances include electric oven and combination microwave with warming drawer, fridge freezer and dishwasher
- Quooker Fusion boiling water tap
- LED down lights provided throughout with pendent lights to above breakfast bar and dining area. LED strip lighting provided to underneath high level kitchen cupboards
- Bluetooth speaker audio system provided to kitchen area

Utility Room

- High quality units, laminate worktop and handles
- Free standing washing machine and tumble dryer

Sanitary Ware

- Designer sanitary ware by Beggs & Partners with vanity unit to main bathroom and en-suites
- Free standing feature bath to main bathroom and principal bedroom en-suite
- Vogue brushed nickel towel rail to all bathrooms, main en-suite and cloakroom
- Chrome heated towel rail to all other en-suites
- Aqualla Linea Live Plus Touch illuminated mirrors with Bluetooth to all bathrooms and en-suites
- Led down lights provided

Heating

- Gas fired central heating with smart controller
- Energy efficient boiler
- Underfloor heating throughout ground floor
- Thermostatically controlled radiators to upper floors

Internal Finishes

- Internal walls and ceilings with emulsion paint finish
- Traditional panel style internal doors with quality ironmongery
- Deep moulded skirting boards and architraves with paint finish
- Multi-fuel stove fitted in lounge
- Luxury soft touch carpet and underlay in lounge, study, bedrooms, stairs and landing
- Tiled floors to reception hall, kitchen/dining/living area, utility, cloakroom/WC
- Tiled floors and wall tiling to bathroom and en-suites. Full height wall tiling at bath and showers

External Features

- Traditional cavity wall construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free and energy efficient PVC double glazed windows with secure locking
- Painted front and rear hardwood double glazed doors
- Bitmac driveways with Tobermore "Country Edge" kerbs

- Lawn areas sown in grass
- Landscape plan incorporating wall detailing, planting and hedging throughout the development
- Flagged patio and path area
- Rear outside electrical socket
- Front/driveway external lighting
- Wiring outlet for future electric car charger
- Building mounted rear external lighting
- Outside water tap
- Electrically operated entrance gates with intercom.

Electrical Features

- Mains operated door bell
- 5 amp socket outlets provided throughout ground floor to facilitate table lights
- Comprehensive range of electrical sockets with brushed metal finish, integrated USB charging points one per room
- Security alarm
- Mains smoke and carbon monoxide detectors
- BT infrastructure brought into the property for BT fibre
- Virgin infrastructure brought into the property for Virgin Media connect
- TV point to all bedrooms, lounge and living areas
- TV's cabled for Digital/Sky TV
- LED down lights provided throughout with pendent wiring left to above breakfast bar, dining area, study, lounge and stairs

THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

LOUNGE: 21' 6" x 12' 1" (6.55m x 3.68m)

KITCHEN/DINING: 24' 4" x 21' 7" (7.42m x 6.58m) (max).

FAMILY: 15' 9" x 14' 3" (4.8m x 4.34m)

STUDY: 15' 9" x 9' 9" (4.8m x 2.97m)

UTILITY ROOM: 13' 2" x 8' 4" (4.01m x 2.54m)

WC:

GARAGE: 19' 9" x 19' 3" (6.02m x 5.87m)

FIRST FLOOR

PRINCIPAL SUITE: 22' 8" x 17' 7" (6.91m x 5.36m) (max).

ENSUITE:

BEDROOM (2): 12' 2" x 12' 0" (3.71m x 3.66m)

ENSUITE:

BEDROOM (3): 15' 9" x 9' 8" (4.8m x 2.95m) (max).

ENSUITE:

BEDROOM (4): 12' 1" x 10' 6" (3.68m x 3.2m)

BEDROOM (5): 11' 5" x 11' 5" (3.48m x 3.48m) (max).

BATHROOM: 14' 1" x 9' 11" (4.29m x 3.02m) (max).

PLEASE NOTE: Virtual furniture is for illustrative purposes only.



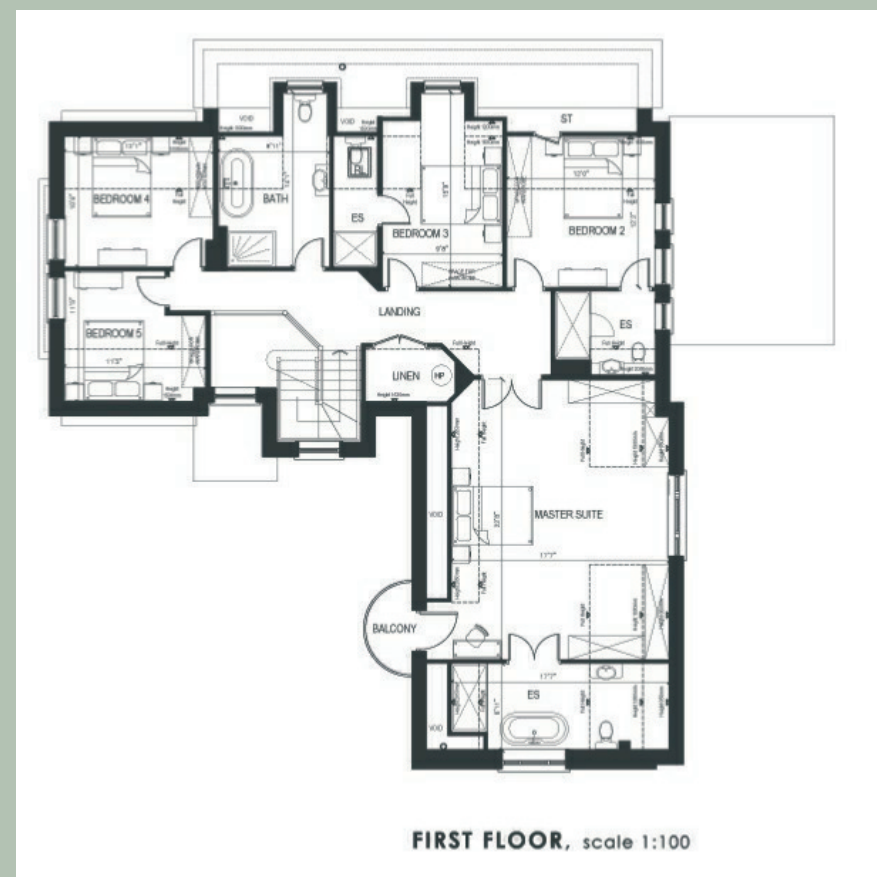












LOCATION:

From House of Sport roundabout, head out of town on the Upper Malone Road. Turn left onto Dub Lane just after the shops, and Lesley Park Demesne is located at the top of Dub Lane on the right.

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

North Down - 028 90 42 4747

www.templetonrobinson.com

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