

simon**BRIEN**
RESIDENTIAL

'SUMMER HILL'
9A Mount Pleasant,
Stranmillis, Belfast, BT9 5DS



£500,000

Telephone 028 9066 8888
www.simonbrien.com



KEY FEATURES

- Distinguished Listed Georgian Residence Built C. 1855, Set On Mature Gardens Of C. 0.75 Acres
- Extremely Private Setting Yet Within Minutes Walk Of Stranmillis And Malone, Queens University Belfast And Belfast City Centre
- Now In Need Of Renovation
- Drawing Room, Dining Room And Living Room
- Kitchen Dining Area With Separate Utility Room
- Four Bedrooms, Master With Ensuite Bathroom, Bedroom Two With Adjoining Dressing Room And Ensuite
- Additional Luggage Room And Study Area
- Self Contained Annex To Rear With Living / Kitchen Area, Bedroom And Ensuite Shower Room
- Sweeping Driveway To Front Leading To Parking Area
- Mature Private Gardens To Front And Side Of The Property
- Suited To Those Seeking A Long Term Family Home / Renovation Project

SUMMARY

Mount Pleasant is a leafy private square set back from the Stranmillis Road and protected by a gate entrance, high walls and railings. The house at 'Summer Hill' is located at the top of the square and is one of the most attractive and well known houses in South Belfast.

Dating back to the 1850's this Georgian residence is now in need of upgrading and will be well suited to a family wanting to set up home in an extremely private location yet convenient to all of the amenities and leading schools of South Belfast.

The home is set off Stranmillis Road in the attractive Mount Pleasant setting. The house is listed and boasts a plethora of Georgian features. The internal accommodation comprises four bedrooms, three with ensuite facilities, three reception rooms, kitchen / dining area and a separate one bedroom annex to rear.

The gardens are both private and mature and extend to c. 0.75 acres of lawns, trees and parking area.

We expect a strong demand for this property. Please contact Ciara Crawford at our South Belfast office on 028 9066 8888 to arrange a viewing at your earliest convenience.

ACCOMMODATION

GROUND FLOOR

Panelled entrance door with side panels and fanlight leading to...

ENTRANCE HALL:

Corniced ceiling. Dado rail. Wood strip flooring. Steps down to...

CLOAKROOM:

Low flush WC. Wash hand basin in vanity unit. Hanging space. Ceramic tiled floor.

LIVING ROOM:

13' 7" x 12' 7" (4.14m x 3.84m)

Corniced ceiling. Ceiling rose. Wood strip flooring. Glazed display units. Window box.

DINING ROOM:

15' 5" x 13' 5" (4.7m x 4.09m)

Dado rail. Corniced ceiling. Ceiling rose. Wood strip flooring. Window box.

DRAWING ROOM:

31' 9" x 13' 5" (9.68m x 4.09m)

Corniced ceiling. Ceiling rose. Wood strip flooring. Window box. French doors to courtyard.







KITCHEN/DINING:
24' 6" x 14' 5" (7.47m x 4.39m)
(at widest points).

Range of high and low level units. Tiled work surfaces. 1.5 bowl sink unit with mixer taps. Aga. Integrated dishwasher. Plumbed for washing machine. Space for fridge freezer. Partly tiled walls. Ceramic tiled floor. Walk-in larder with single drainer sink unit.

REAR HALLWAY:

Ceramic tiled floor. Side door. Access to Store.

CLOAKROOM:

Low flush WC. Pedestal wash hand basin. Ceramic tiled floor.



UTILITY ROOM:
9' 10" x 8' 9" (3m x 2.67m)

Low level units. Single drainer sink unit with mixer taps. Integrated four ring hob. Oil fired boiler. Ceramic tiled floor. Partly tiled walls.

FIRST FLOOR RETURN

STUDY AREA:
7' 3" x 5' 7" (2.21m x 1.7m)

Wood strip flooring. Ceiling light.

FIRST FLOOR

LANDING:

LUGGAGE ROOM:
8' 0" x 5' 3" (2.44m x 1.6m)

Built-in storage cupboards. Wood strip flooring. Access to roofspace.

MASTER SUITE:

DRESSING AREA:
11' 10" x 6' 4" (3.61m x 1.93m)

Built-in wardrobes.

ENSUITE BATHROOM:

Fully tiled shower cubicle. Wood panelled bath with mixer taps and telephone hand shower. Low flush WC. Wash hand basin in vanity unit. Corniced ceiling.



MASTER BEDROOM:**16' 7" x 19' 11" (5.05m x 6.07m)**

Corniced ceiling. Two built-in wardrobes. Porthole window.

BEDROOM (2):**15' 10" x 14' 2" (4.83m x 4.32m)**

Corniced ceiling.

ENSUITE WC:

Low flush WC. Pedestal wash hand basin.

BEDROOM (3):**14' 10" x 12' 10" (4.52m x 3.91m)**

Corniced ceiling.

BEDROOM (4):**15' 2" x 11' 10" (4.62m x 3.61m)**

Built-in wardrobe. Connecting to...

DRESSING ROOM:**14' 0" x 11' 2" (4.27m x 3.4m)**

Walk-in wardrobe off.

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin.

ANNEX

Access via steps to rear. Hardwood entrance door with glazed panel to...

ENTRANCE HALL**LIVING/KITCHEN/DINING:****14' 6" x 22' 8" (4.42m x 6.91m)**

Vaulted ceiling. Period cast iron fireplace. Oak flooring. Kitchen area with range of high and low level units. Single drainer sink unit with mixer taps. Four ring ceramic hob, under oven and extractor over. Integrated dishwasher. Integrated fridge. Partly tiled walls. Ceramic tiled floor. Storage cupboard.

BEDROOM:**11' 11" x 11' 10" (3.63m x 3.61m)**

Built-in wardrobe.

ENSUITE SHOWER ROOM:

Vanity unit with inset wash hand basin, Low flush WC. Shower cubicle.

OUTSIDE

Sweeping driveway leading to generous parking area to the front. Mature private gardens to the front and side.

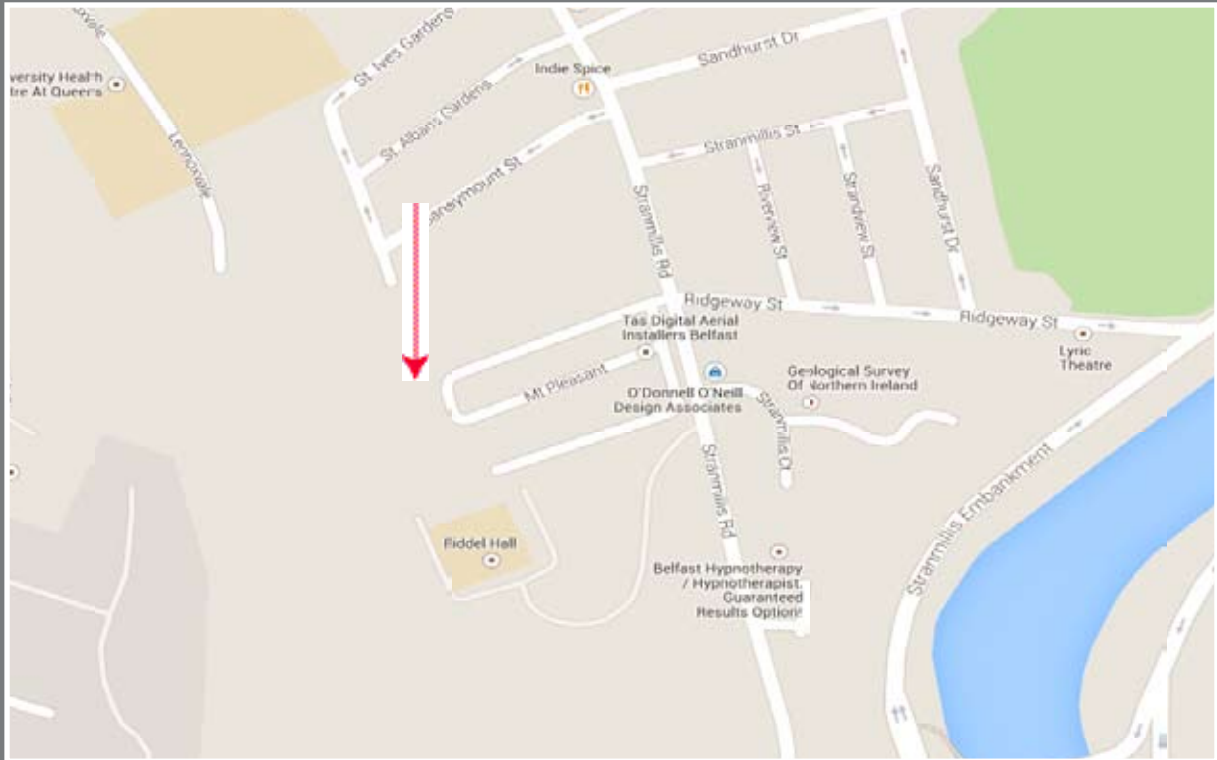
All appliances and services have not and will not be tested.





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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



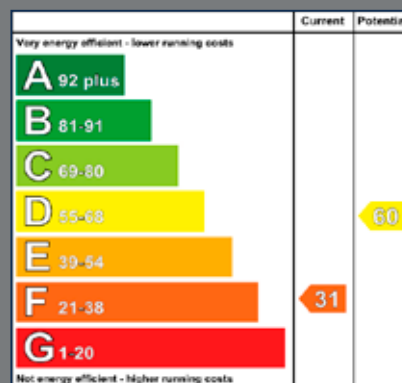
Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: CCC/D/14/PM

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