



Kyle Mews

Cavehill Road, Belfast

Modern Family Living



Choose a superior home at Kyle Mews with leisure activities, quality schools and all the facilities and amenities you could wish for on your doorstep, and be surrounded by some of the most beautiful scenery in Northern Ireland.



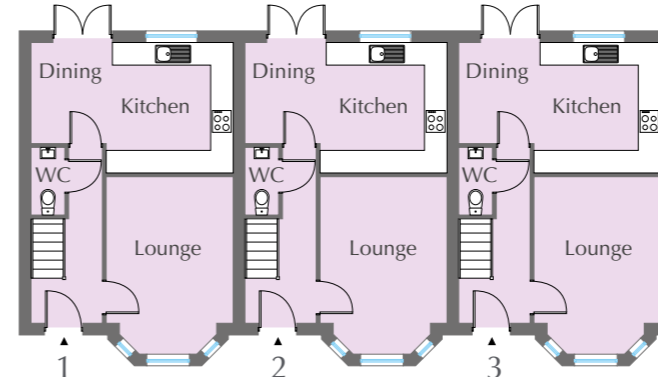
1. Cliftonville Golf Course
2. Belfast City Hall
3. Crumlin Road Gaol
4. Belfast Castle Estate
5. Cavehill Country Park
6. Belfast Zoo



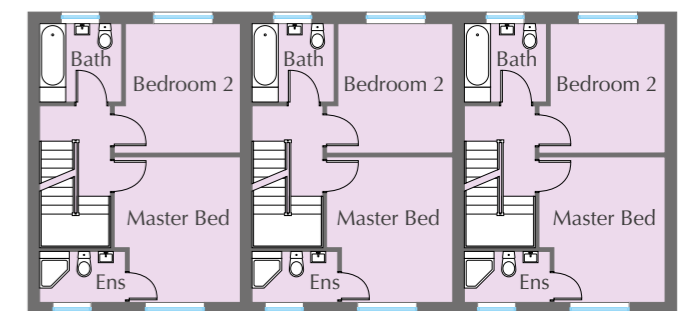
CGI shown for illustrative purposes only

THE ROBINS 3 BED TOWNHOUSE | SITES 1, 2, 3 | Sqft 1100 (Approx)

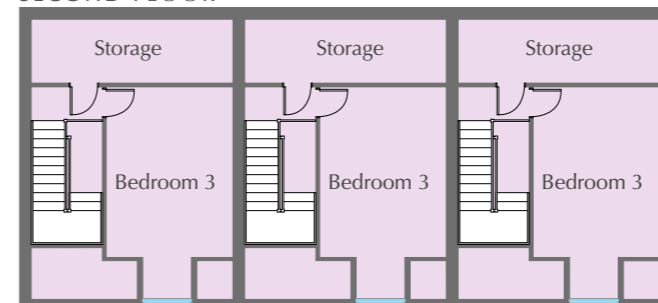
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	Ft	M
Entrance Hall with separate WC		
Lounge into bay	15'6" x 11'2"	4.72 x 3.38
Kitchen Dining	17'8" x 11'5"	5.38 x 3.47

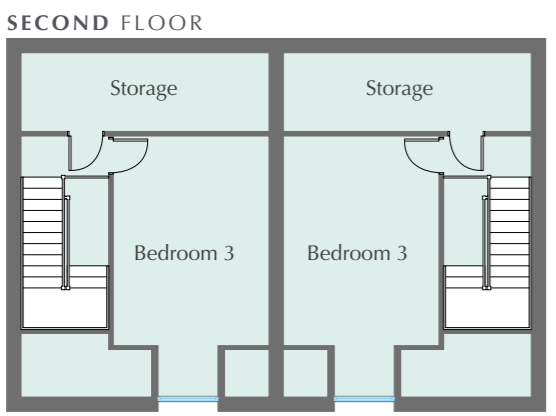
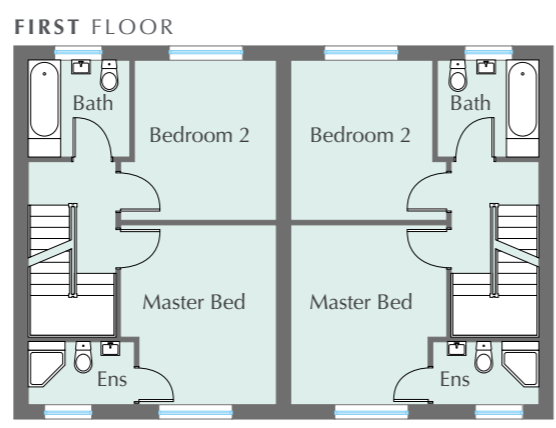
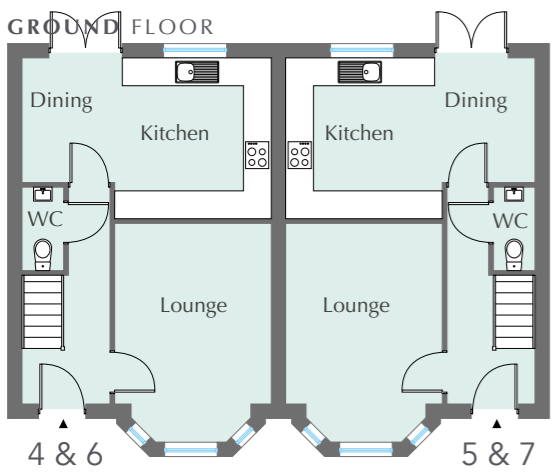
FIRST FLOOR	Ft	M
Master Bedroom	12'9" x 11'2"	3.90 x 3.38
Ensuite	7'7" x 4'6"	2.30 x 1.36
Bedroom 2 (max)	11'5" x 11'2"	3.47 x 3.38
Bathroom	7'3" x 6'10"	2.20 x 2.10

SECOND FLOOR	Ft	M
Bedroom 3	14'10" x 11'2"	4.54 x 3.37



CGI shown for illustrative purposes only

THE JONES 3 BED SEMI DETACHED | SITES 4, 5, 6, 7 | Sq ft 1100 (Approx)



GROUND FLOOR	Ft	M
Entrance Hall with separate WC		
Lounge into bay	15'6" x 11'2"	4.72 x 3.38
Kitchen Dining	17'8" x 11'5"	5.38 x 3.47

FIRST FLOOR	Ft	M
Master Bedroom	12'9" x 11'2"	3.90 x 3.38
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Bedroom 2 (max)	11'5" x 11'2"	3.47 x 3.38
Bathroom	7'3" x 6'10"	2.20 x 2.10

SECOND FLOOR	Ft	M
Bedroom 3	14'10" x 11'2"	4.54 x 3.37

Floor plans are not to scale and dimensions are approximate

SPECIFICATION

KITCHEN

- Contemporary range of kitchen finishes with choice of doors and worktops
- Integrated appliances to include hob, oven and fridge freezer
- Fully tiled floor
- Upstand between worktop and high level units

SANITARY WARE

- Modern white sanitary ware to bathrooms, ensuites (where applicable) and wcs
- Shower tray and enclosure to ensuites
- Fully tiled floor
- Fully tiled shower enclosures and splash backs to sinks and baths

INTERNAL DETAILING

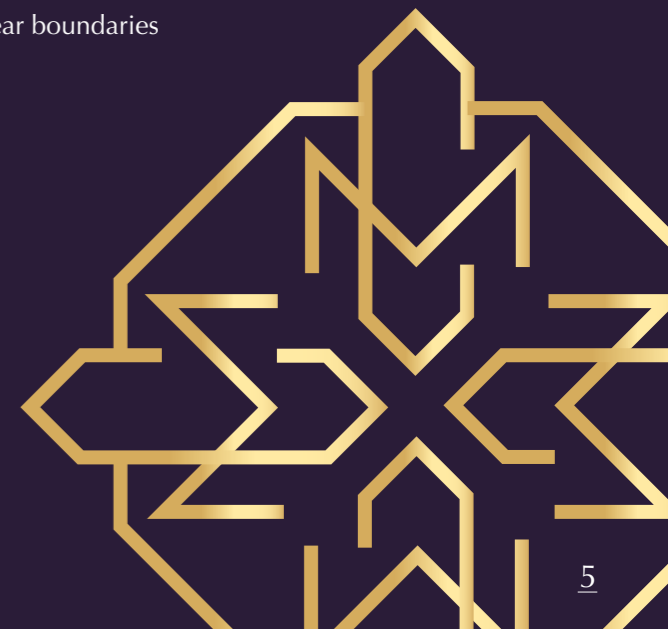
- White painted internal doors with contemporary door furniture
- Bevelled and painted skirting boards and architraves
- Painted balustrades and handrails to stairs
- Wired for alarm system
- Walls and ceilings painted in emulsion
- Quality carpet to bedrooms, lounge, hall, stairs and landing

EXTERNAL FINISHES

- Gas fired central heating
- Double glazed windows in uPVC frames
- Composite front door with 5 point locking system
- Front and rear gardens sown in grass seed
- Close boarded timber fencing to rear boundaries

WARRANTY

- 10 year warranty



LOCATION



LOCATION MAP



SITE LAYOUT

Location map and site layout are not to scale and are used for illustrative purposes only*

SCHOOL RUN

	Saint Therese of Lisieux Primary School	0.5 miles
	Dominican College Fortwilliam	0.6 miles
	Cavehill Primary School	0.8 miles
	Belfast Royal Academy	0.9 miles
	Saint Malachy's College	1.0 miles
	Belfast Boys Model	1.1 miles
	Holy Cross Girls Primary School	1.4 miles
	Ballysillan Primary School & Nursery	1.7 miles
	Mercy College	1.9 miles

GETTING ACTIVE

	Cliftonville Golf Club	0.6 miles
	Cavehill Country Park	2.2 miles
	SSE Arena	2.6 miles
	Belfast City Centre	3.1 miles
	Belfast Zoo	3.2 miles

Selling Agent

ULSTER PROPERTY SALES
UPS

CAVEHILL
028 9072 9270
www.ulsterpropertysales.co.uk

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.