



8 Loughview Manor, Belfast,
County Antrim, BT14 8QS

Asking Price: £285,000

 **Reeds Rains**

reedsrains.co.uk

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Viewing Strictly By Appointment

Description

Reeds Rains are delighted to present for sale this immaculate detached family home located on the outskirts of North Belfast and holding stunning panoramic views over Belfast City. The property itself comprises downstairs WC, lounge open to kitchen with casual dining space, formal dining room and extended sunroom. The first floor is complete with four spacious bedrooms (master with ensuite) and modern bathroom. Further features and benefits include gas heating, double glazing and upvc rainwater goods. Externally this home offers off street parking and stunning garden to the rear with decked and lawned areas. Early viewing recommended to avoid disappointment!

Entrance Hall

Welcoming entrance hall with upvc front door. Complete with tiled flooring. Dual access to lounge and kitchen areas.

Downstairs WC

Furnished Cloakroom in White Suite - Comprising low flush wc, vanity unit, ceramic tiled floor.

Lounge

26'1" x 11'8" (7.95m x 3.56m)
Naturally bright and spacious lounge complete with tiled flooring. Multi fuel stove with Inglenook fireplace. Open plan access to kitchen and dining area.

Kitchen

Superb range of high and low level units with matching worktop surfaces. One and half bowl composite sink with chrome tap. Electric oven and touch point hob with bespoke extractor fan overhead. Integrated fridge, freezer and dishwasher. Complete with tiled floor and open plane access to casual dining area with breakfast bar seating.

Hallway

Utility Room

6'4" x 4'10" (1.93m x 1.47m)
Plumbed for washing machine, formica worktops, wood laminate floor

Dining Room

11'10" x 9'8" (3.6m x 2.95m)
Formal dining area with bay window aspect to the front of the property. Complete with carpeted flooring.

Sun Room

13'4" x 11'8" (4.06m x 3.56m)
This extended sunroom offers stunning views over Belfast. Complete with laminate flooring. Upvc double doors to rear garden.

Stairs to;

Master Bedroom

14'5" x 11'1" (4.4m x 3.38m)

Ensuite Shower Room

Complete with walk in shower cubicle, wash hand basin and WC.

Bedroom Two

14'7" x 10'11" (4.45m x 3.33m)

Bedroom Three

11'7" x 9'8" (3.53m x 2.95m)
Views to The Rear of the property.

Bedroom Four

10'7" x 9'9" (3.23m x 2.97m)
Views to The Rear of the property.

Bathroom

Contemporary white suite comprising panelled bath, drench shower, telephone hand shower, shower screen, vanity unit, low flush wc, towel rail, pvc walls and ceiling, recessed lighting.

External

Off Street Parking

Feature driveway with car parking to the front of the property.

Enclosed Rear Garden

Stunning garden with views towards Cavehill, Belfast City and further. Decked and lawned areas. Feature garden pond.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

For full EPC please contact the branch.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukSI/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person. Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.