



This excellent spacious extended detached property with fantastic panoramic views over the city and beyond occupies a superb location extremely convenient to a host of amenities in the surrounding area including shops, public transport, schools and not to mention the City Centre.

The property offers well balanced accommodation throughout comprising, entrance room with space for dining, separate living room, kitchen open to sunroom sitting area along with a downstairs main bathroom. On the first floor there are two bedrooms, one with ensuite shower room and plentiful storage. Externally the property offers a garage and an amazing garden with superb views.

Rarely does a property of this kind come to market in this location, offering excellent adaptable accommodation and priced to allow for modernisation, there is sure to be high levels of interest.

Offers Around  
£325,000

61 Castlemore  
Avenue,  
Belfast,  
BT6 9RH

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Handsome, detached chalet bungalow in cul-de-sac location
- Panoramic views across Belfast City & Beyond
- Entrance room, large enough to incorporate dining
- Four bedrooms, over two floors. Bedroom on first floor with ensuite
- Living room with feature fireplace
- Kitchen, double doors to sunroom with amazing views
- Ground floor main bathroom suite
- GFCH / double glazing throughout
- Driveway parking / integral garage
- South-westerly facing rear garden
- Excellent local amenities, parks and schools all close by
- Transport links to Belfast City Centre
- No onward chain



The Property Comprises:

Ground Floor

Hardwood glazed front door to:

ENTRANCE HALL/DINING AREA: 14' 0" x 13' 4" (4.27m x 4.06m) Tiled flooring.



LIVING ROOM: 14' 10" x 12' 1" (4.53m x 3.68m) Feature fireplace with marble surround and hearth. Wooden mantle. Uplighters.



KITCHEN: 15' 9" x 9' 2" (4.79m x 2.79m) Range of high and low level units, work surfaces, one and a half bowl stainless steel sink unit and mixer tap, integrated oven, four ring hob and extractor above. Integrated fridge/freezer, glazed cabinets. Door to side and rear. Tiled floor, glazed double doors to:



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

SUN ROOM: 13' 11" x 10' 4" (4.24m x 3.16m) Tiled floor. Views across Belfast and beyond.



BEDROOM (1): 13' 5" x 9' 2" (4.10m x 2.79m) Views across Belfast skyline and beyond. Door to:





BATHROOM: White suite comprising low flush wc, vanity unit with ceramic sink and mixer tap. Shower cubicle with thermostatic shower, fully tiled walls. Chrome heated towel rail, tiled floor.



BEDROOM (2): 13' 4" x 10' 4" (4.06m x 3.14m) Built-in wardrobe. Built-in dressing area with storage.



## First Floor

LANDING: Storage cupboard.

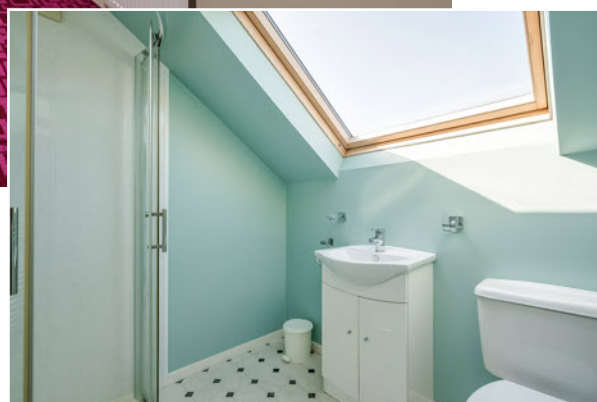
BEDROOM (3): 11' 6" x 10' 0" (3.51m x 3.05m) Skylight. Views across Belfast city and beyond.

Door to:

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with ceramic sink and mixer tap. Chrome heated towel rail, shower cubicle with electric shower. Skylight. Large storage space.



BEDROOM (4): 10' 4" x 9' 12" (3.16m x 3.04m) Built-in mirrored wardrobes, skylight, built-in storage.





## Outside

GARAGE: 19' 8" x 10' 4" (6m x 3.16m) Housing for gas combi boiler. Plumbed for washing machine, space for tumble dryer. Up and over door, power and light.

FRONT: Driveway parking. Garden laid in lawn with mature shrubbery and flowerbeds.

REAR: Garden laid in lawns with south-westerly aspect. Flowerbeds and mature surrounding shrubbery, views across Belfast skyline and beyond.



## Location:

From Castlereagh Road junction continue along the Upper Knockbreda Road (dual carriageway) and after approximately a quarter of a mile at traffic lights turn left into Casaedona Park. Take the second right into Castlemore Avenue, the property is located in the cul de sac on the right hand side



Sizes And Dimensions Are Approximate. Actual May Vary.

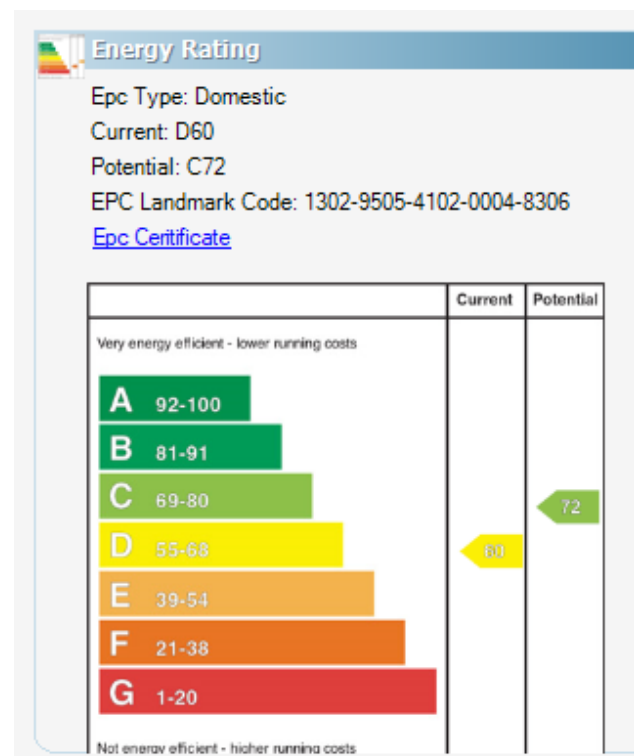
## Belfast Branches

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000

## Other Branches

North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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 to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.