



Castlemore Avenue
Belfast, BT6 9RH

Offers over £279,950



Castlemore Avenue, Belfast

HMK Property is delighted to introduce No.97 Castlemore Avenue to the sales market. This beautiful three bed detached bungalow sits on an elevated site offering breath-taking views across Belfast City. No.97 has undergone extensive renovations over the last few years, offering the future purchaser a property with a 'turn-key' finish. Castlemore Avenue consists of a bright entrance hall with a storage cupboard, and laminate wood flooring leading to a spacious open plan kitchen/diner and living area with direct access to a substantial South Westerly facing tiered garden. No.97 boasts three excellent bedrooms all with laminate wood flooring, two with impressive views over the city, and built in wardrobes in the master. Furthermore there is spacious modern bathroom suite, with stand alone bath, corner shower and low flush w/c. Externally, there is a well manicured front lawn with mature shrubs, and driveway for at least two cars leading to a detached garage with an up and over door and electric. To the rear of the property there is a substantial tiered patio and garden area. This sociable space has spectacular views over the city and with a south westerly aspect this family space enjoys the sun long into the evening. Given No.97's location, and finish this beautiful home will appeal to a host of purchasers. To book a viewing contact HMK Property today on 02890399712



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The facts you need to know...

- A beautifully presented detached three bed bungalow on a generous site
- Open plan kitchen/living room with direct access to rear garden
- A stylish family bathroom with corner shower and slipper bath
- Detached garage with power
- 'Turn-key' finish throughout
- Captivating views over Belfast City
- Three excellent bedrooms, master with built in robes
- A substantial rear patio/garden laid in lawn split level areas with south-westerly aspect
- Off street parking for two cars along with additional on street parking
- Sought after location, close to local amenities, parks and schools





The property comprises...

ENTRANCE HALL

A bright, welcoming entrance hall with laminate wooden flooring, skirting boards, dado rails and a very built in storage cupboard with access to oof space is from the entrance hall with fold down ladders.

LIVING ROOM

14'11" x 12'0"

A stylish open plan living room with media wall, laminate wooden flooring and large picture window with stunning views over Belfast City.







The property comprises...

KITCHEN/DINER

17'1" x 8'11"

A spacious, open plan kitchen with an excellent range of high and low level units, integrated appliances to include a five ring gas hob, oven and microwave and plumbing for washer and dryer. The dual aspect windows in the kitchen has views to the tiered rear garden and captivating city views.

BEDROOM 1

13'8" x 9'10"

A comfortable master bedroom with laminate wooden flooring, cornice ceiling and skirting boards. There is a large uPVC picture window with breath-taking views over the city. The master bedroom also benefits from built in wardrobes and HIVE smart controls for bedside lighting.





The property comprises...

BEDROOM 2

13'1" x 7'8"

A large second bedroom with laminate wooden flooring, skirting boards, recess spotlights and a large uPVC window overlooking the rear garden and patio area.

BEDROOM 3

10'5" x 7'8"

This excellent sized third bedroom has laminate wooden flooring, skirting boards and a cornice ceiling. There is alcove shelving and views over Belfast City from the uPVC window.

BATHROOM

This stylish family bathroom with a corner shower, free standing slipper bath, partially tiled walls, recess spotlights and laminate wooden flooring.

GARAGE

A large garage with light and power and up and over door.

OUTSIDE

To the front of the property there is a well maintained lawn with mature shrubs and bark with off street parking to the side of the property for at least 2 cars, which also leads to a detached garage with power. To the rear of the property there is a large tiered garden with a south westerly aspect and far-reaching views over the city.







Additional Information

Located in a in highly sought-after area with easy access to a host of local amenities, including Forestside shopping Centre and benefits from excellent transport links in and out of Belfast. Extremely popular with first-time buyers and young professionals, this property is sure to attract strong interest.

Need to sell to buy? Contact Hannah Kennedy today on 02890397712 to arrange a valuation on your home.

ENERGY EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

VIEWING

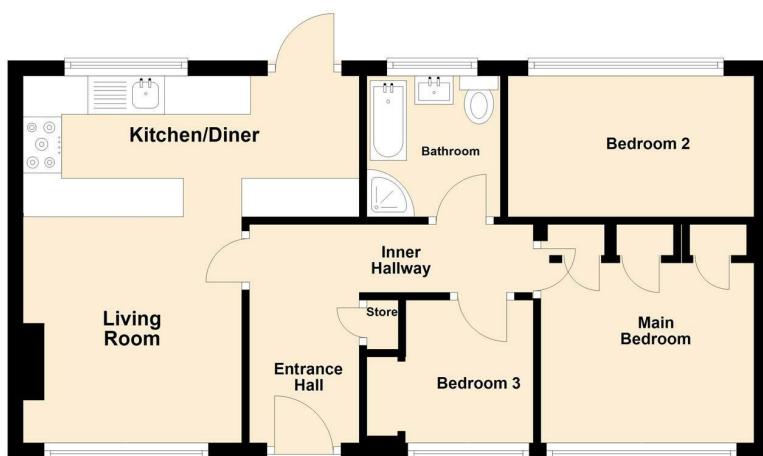
By appointment with HMK Property

Location

Travelling along the Upper Knockbreda Road towards Forestside take the slip road on the left leading to Castlemore Park. Take the second right onto Castlemore Avenue No. 97 is about half way along the road on left hand side.



Ground Floor



Please Note: This floorplan is for illustration purposes only
Plan produced using PlanUp.

97 Castlemore Avenue, Castlereagh



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