



5 Brucevale Park , Belfast, BT14 6BQ

Offers Around £250,000

Luxuriously Appointed Extended Detached Bungalow In A Quite Cul De Sac Position Close To The City.

Commanding a spectacular site close to Belfast City within a quiet cul de sac position this is a home which will impress. The present owner has created a property of exacting standards comprising 3 bedrooms, extended spacious living room with gas stove, superb open plan luxury kitchen incorporating integrated oven, ceramic hob, integrated dishwasher, extended Family room with french doors to garden and modern white bathroom suite. The dwelling further offers a second deluxe shower room, uPvc double glazed windows, gas central heating, reception entrance hall, utility room, Pvc fascia and eaves and benefits from extensive use of Amtico style flooring and feature radiators. A substantial garage with a multitude of uses combines with a superb rear garden with feature deck creating a home which will not disappoint - Early Viewing is highly recommended.

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

5 Brucevale Park

, Belfast, BT14 6BQ



- Stunning Extended Semi Detached Bungalow
- Twin Deluxe Bathrooms
- Pvc Fascia And Eaves
- Close To The City
- Highest Presentation Many Luxury Features
- Superb Integrated kitchen Utility Room
- Gas Central Heating
- 3 Bedrooms 3 Reception Rooms
- Upvc Double Glazed Windows
- Cul De Sac Location Garage

Open Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

Reception Hall

Lounge

14'0" x 13'2" (4.28 x 4.02)
Amtico herringbone flooring, recessed lighting, gas stove, feature radiator.

Inner Lobby

Ceramic tiled floor, staircase to roofspace.

Extended Living Room into Bay

25'7" x 11'10" (7.82 x 3.62)
Ceramic tiled floor, raised area with feature glass lock bar, panelled radiators, double doors.

Kitchen

11'8" x 8'9" (3.56 x 2.69)
Bowl and a half white ceramic sink, extensive range of high and low level units, formica worktops, built-in under stainless

steel oven and ceramic hob, stainless steel canopy extractor fan, integrated dishwasher, ceramic tiled floor, american style fridge/freezer space, ceramic tiled floor.

Extended Family Room

17'2" x 13'1" (5.25 x 3.99)
Feature french door, upvc double glazed doors, quadruple velux rooflight, recessed lighting, feature radiators, amtico floor

Utility Room

8'1" x 6'7" (2.48 x 2.02)
Plumbed for washing machine, tumble dryerGas boiler space, high and low level unit.

Shower Room

Feature walk-in shower, thermostatically controlled drench shower unit, pedestal wash hand basin, lwo flush w.c, partly tiled walls, ceramic tiled floor, feature radiator.

Bedroom

12'7" x 10'0" (3.86 x 3.06)
Built-in robes, panelled radiator.

Bedroom

10'8" x 6'11" (3.26 x 2.11)
Extensive range of built-in robes with cupboards above, dresser, built- in robe, panelled radiator.

Bathroom

Contemporary white suite comprising free standing bath, walk-in shower, drench shower, vanity unit, low flush w.c, pvc panelled walls, pvc ceiling, recessed lighting.

Roofspace

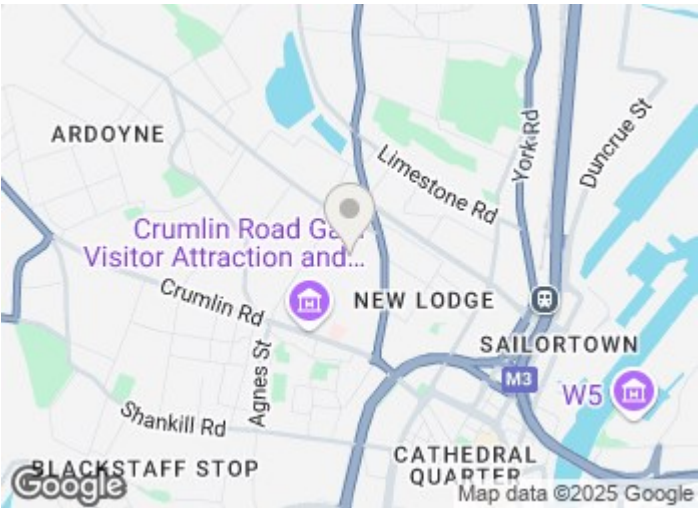
Gas boiler

Outside

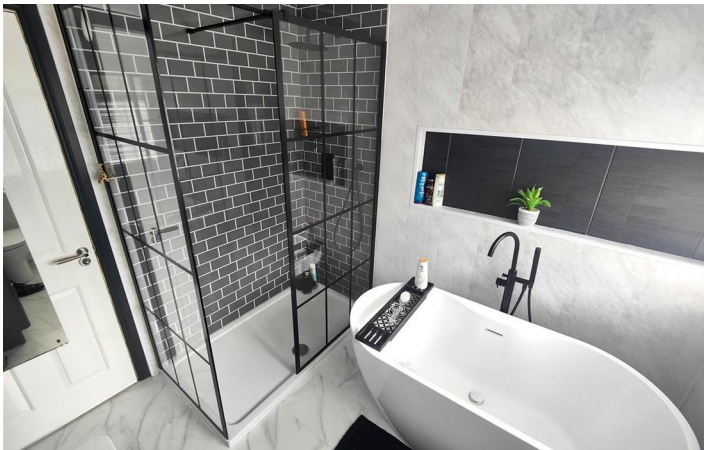
Car parking to front, gardens front andrear in lawns, shrubs and flowerbeds, feature patio areas, outside tap.

Garage

20'0" x 10'0" (6.10 x 3.05)



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

