



## 23 Fortwilliam Demesne, Belfast, BT15 4FD

Offers Over £269,950

- Spacious mid townhouse in popular residential area
- Lounge with feature fireplace
- White bathroom suite
- Double glazing in uPVC frames
- Well presented throughout
- 4 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with casual dining area
- Downstairs W/C
- Gas fired central heating
- Generous accommodation throughout

# 23 Fortwilliam Demesne, Belfast BT15 4FD

This impressive red-brick townhouse offers spacious, contemporary living within the highly sought-after Fortwilliam Demesne development in North Belfast. Set in a modern, well-planned neighbourhood, the property stands out for its generous layout and overall practicality, making it an ideal choice for buyers seeking comfort and convenience. Unlike many of the older homes in the surrounding area, this development is relatively new, giving added peace of mind with fewer concerns around surveys and maintenance. Perfectly positioned close to Belfast City Centre, the home benefits from excellent public transport links, local shops, cafés and everyday amenities all within easy reach. Offering a superb blend of modern design, practical space and a prime location, this townhouse presents a fantastic opportunity for those seeking a quality home in one of North Belfast's most desirable residential settings.



Council Tax Band:



## **GROUND FLOOR**

### **RECEPTION HALL**

Ceramic tiled flooring

### **LOUNGE**

13'0" x 12'4"

Feature fireplace piped for gas fire

### **CLOAKS**

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring, extractor fan

### **KITCHEN**

16'8" x 10'3"

Modern fitted kitchen with range of high and low level units granite worksurfaces, stainless steel sink unit with mixer tap with vegetable sink and drainer, built in dishwasher, built in gas hob, built in fan assisted oven, built in fridge freezer, stainless steel extractor fan, Worcester gas boiler  
Ceramic tiled flooring, casual dining area with door to rear, downlighters.

## **FIRST FLOOR**

Landing

### **LANDING**

Linen cupboard, separate cupboard plumbed for washing machine

### **BEDROOM (1)**

16'8" x 13'2"

Built in slide robes

### **ENSUITE**

Low flush W/C, pedestal wash hand basin, glazed shower unit with controlled shower, tiling, extractor fan, downlighters, ceramic tiled flooring

### **BEDROOM (2)**

10'5" x 9'9"

Built in mirrored sliderobes

### **BATHROOM**

Modern white bathroom suite, low flush W/C, panelled bath with mixer tap and hand shower, pedestal wash hand basin, glazed shower screen, tiling, ceramic tiled flooring, extractor fan, downlighters

## **SECOND FLOOR**

### **LANDING.**

Access to floored roofspace

### **BEDROOM (3)**

16'6" x 13'2"

### **BEDROOM (4)**

16'7" x 10'4"

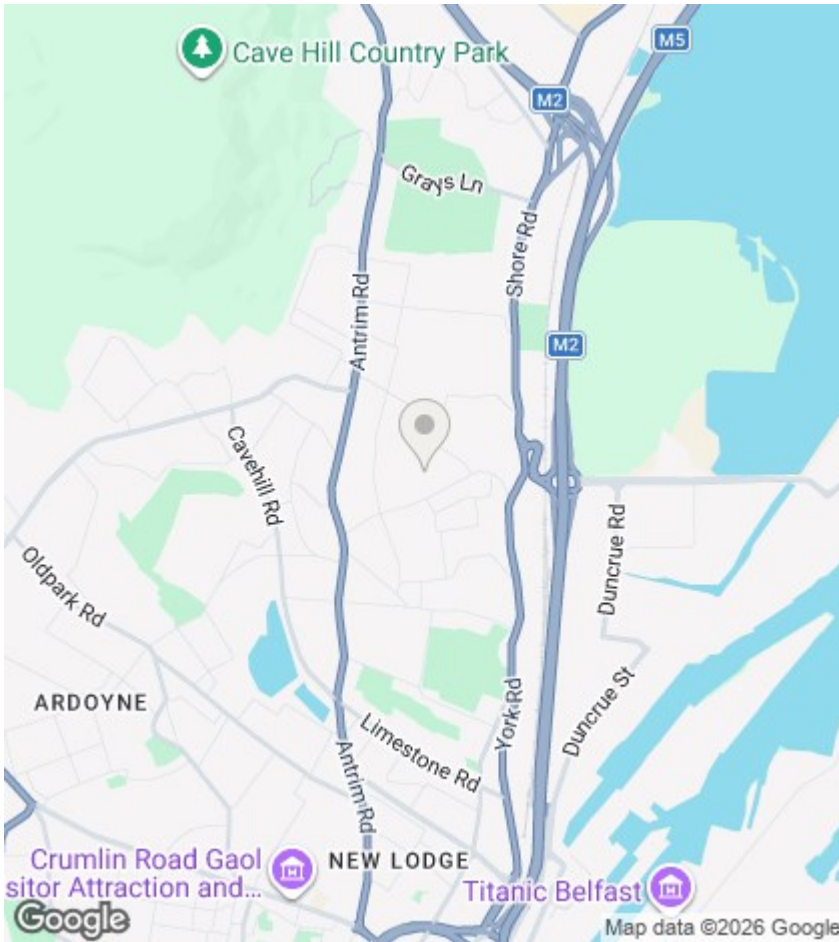
### **SHOWER ROOM**

Low flush W/C, pedestal wash hand basin, corner glazed shower unit with controlled shower, tiling, ceramic tiled flooring, extractor fan

### **OUTSIDE**

Front: in car parking

Rear: in lawn, patio area, water tap, right of way beyond garden for bin access



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

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