



16 Castle Park, Belfast, BT15 5FF

Offers Over £475,000

- Red brick detached residence in highly regarded area of North Belfast
- 2 Reception Rooms
- Lounge with solid wood flooring
- Gas fired central heating
- Utility Room
- 4 Bedrooms all with solid wood flooring
- Modern fitted kitchen open plan to:
- Double glazing (sash to front)
- Luxury white bathroom suite
- Very well presented throughout

16 Castle Park, Belfast BT15 5FF

This attractive red brick detached residence is situated in a highly regarded area of North Belfast, offering spacious and well-presented family accommodation throughout. The property boasts four generously sized bedrooms, all finished with solid wood flooring, along with two bright reception rooms ideal for modern family living. A modern fitted kitchen flows seamlessly into the lounge area, creating an excellent open-plan space for relaxing and entertaining. Additional benefits include a luxury white bathroom suite, a practical utility room, gas fired central heating, and double glazing in uPVC frames with sash windows to the front. Combining charm, comfort, and convenience, this superb home is perfectly suited to growing families seeking a quality property in a desirable residential location.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Ceramic tiled flooring

Reception Hall

Parquet solid wood flooring

Cloaks

Low flush W/C, wall hung wash hand basin

Family Room

15'9 x 11'8

Solid wood parquet flooring, cornicing, feature fireplace with open fire, open plan to:

Kitchen

16'6 x 10'5

Luxury fitted kitchen with range of high and low level units, granite worktops, Belfast sink with mixer tap, space for Range master cooker, stainless steel extractor fan, built in dishwasher, ceramic tiled flooring, door to rear, feature brick wall

Lounge

26'7 x 11'7

Solid wood parquet flooring, feature cast iron fireplace with open fire, cornicing, door to rear

First Floor

Landing

Polished floorboards, access to roofspace, gas boiler

Bedroom (1)

13'3 x 10'7

Solid wood flooring, views of Cavehill, built in wardrobe

Bedroom (2)

11'8 x 11'5

Solid wood flooring

Bedroom (3)

11'7 x 11'4

Solid wood flooring, plus built in wardrobe

Bedroom (4)

11'8 x 10'7

Solid wood flooring, built in wardrobe, view of Cavehill

Bathroom

Luxury white bathroom suite, low flush W/C, wall hung wash hand basin, roll top bath with mixer tap and handheld shower, walk in shower unit with controlled shower, luxury tiling, ceramic tiled flooring, heated towel rail, downlighters

Outside

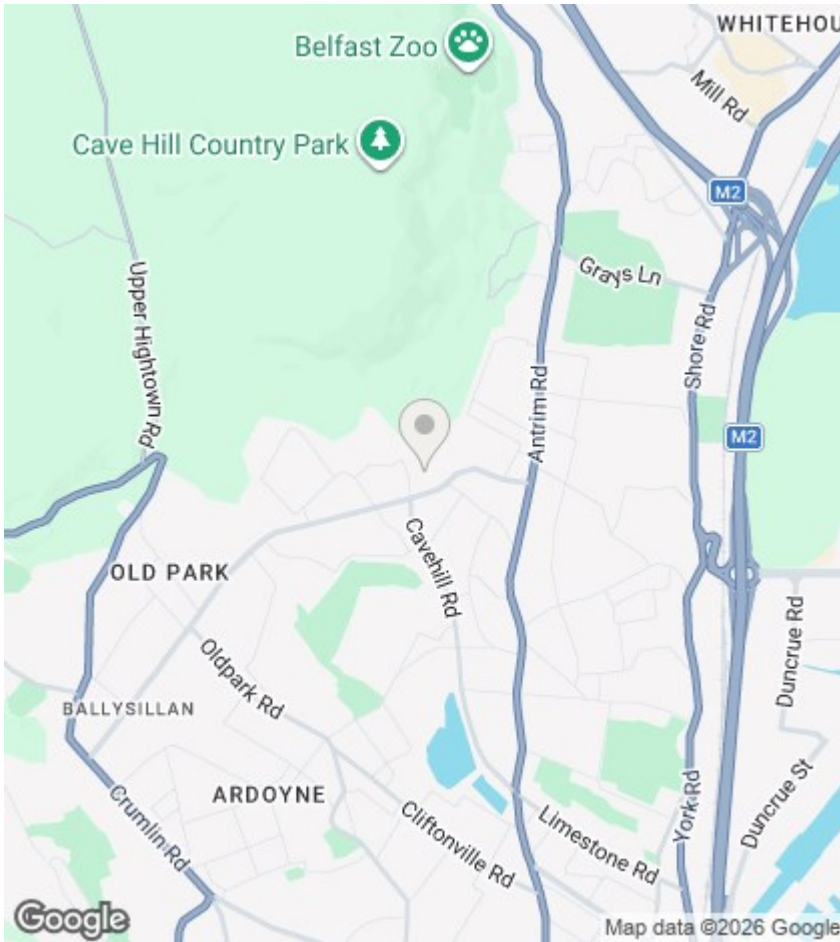
Front in driveway, lawn and hedging

Rear in private gardens, lawn, paved parking area, lighting

Garage/Utility Room

19'11 x 9'4

Range of units, housing for fridge, Belfast sink, plumbed for washing machine



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

