



**Fetherston  
Clements**

ESTATE AGENTS

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**1 Castlehill Wood**

Belfast  
BT4 3PJ

**Offers Over £395,000**

## 1 CASTLEHILL WOOD, BELFAST, BT4 3PJ

- Excellent Recently Constructed Detached Home
- Four Well Appointed Bedrooms With Two Benefitting From Ensuite Shower Rooms
- Generous Living Room
- Modern Kitchen With Dining Area
- Utility Room And Downstairs WC
- Modern Family Bathroom
- Smart Technology Home, Double Glazed Throughout & Gas Central Heating
- Well Maintained Gardens To Front & Back With Secure Driveway Parking & Garden Shed
- Approximately 8 Years Left Under NHBC Warranty
- Superb Sought After Location Close To Leading Schools And Local Amenities



### Property Description

This delightful detached home enjoys an enviable location just off Castlehill Road, and offers excellent and flexible accommodation throughout. A rendered finish externally and finished to an excellent standard internally.

At the ground level the accommodation includes a modern kitchen / dining room with a utility room and larder, a separate living room and downstairs wc.

On the upper levels there are four generous bedrooms - two benefitting from ensuite shower, along with a family bathroom.

Externally the property includes enclosed and secure front and back gardens, driveway parking and garden shed. Not to mention the additional benefit of an extremely efficient EPC rating of B83 due to the high tech SMART technology system in place, this house offers peace of mind when it comes to the recent rise to cost of living.

Superbly positioned in the heart of East Belfast convenient to leading local schools, Stormont Estate and the highly popular amenities of Ballyhackamore and Belmont are also within close proximity and the M3 Motorway and A2 are easily accessible.



### Property Comprise s

Composite front door into...

#### **ENTRANCE HALL**

Solid oak floor.

#### **LIVING ROOM 13' 10" x 12' 5" (4.232m x 3.795m)**

Solid oak floor.

#### **WC**

Low flush WC. Wall mounted wash hand basin with mixer tap. Heated towel radiator. Extractor fan. Tiled floor.





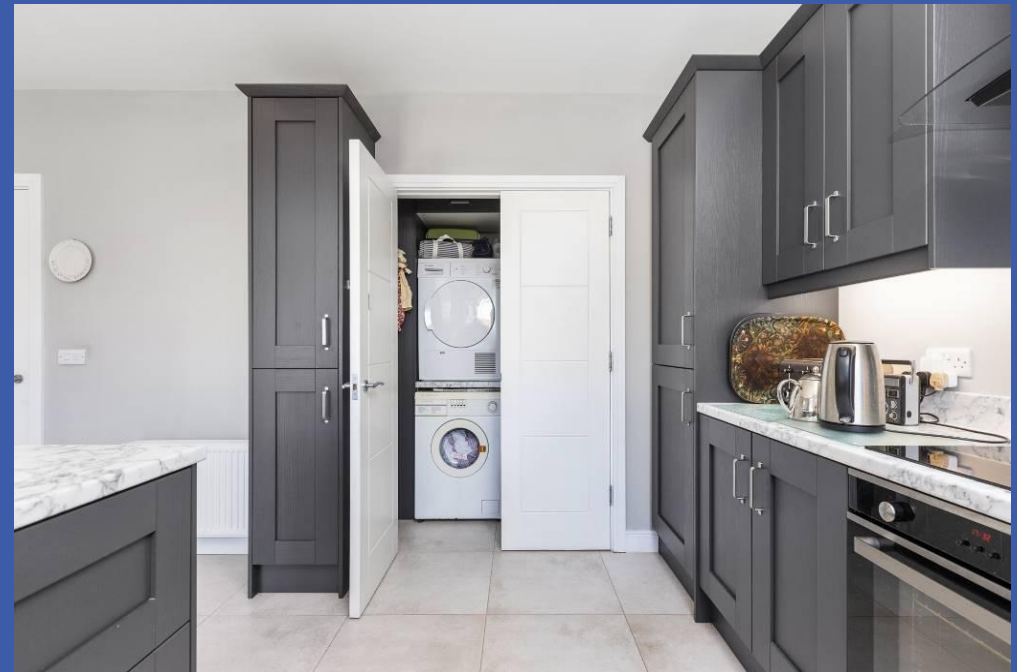


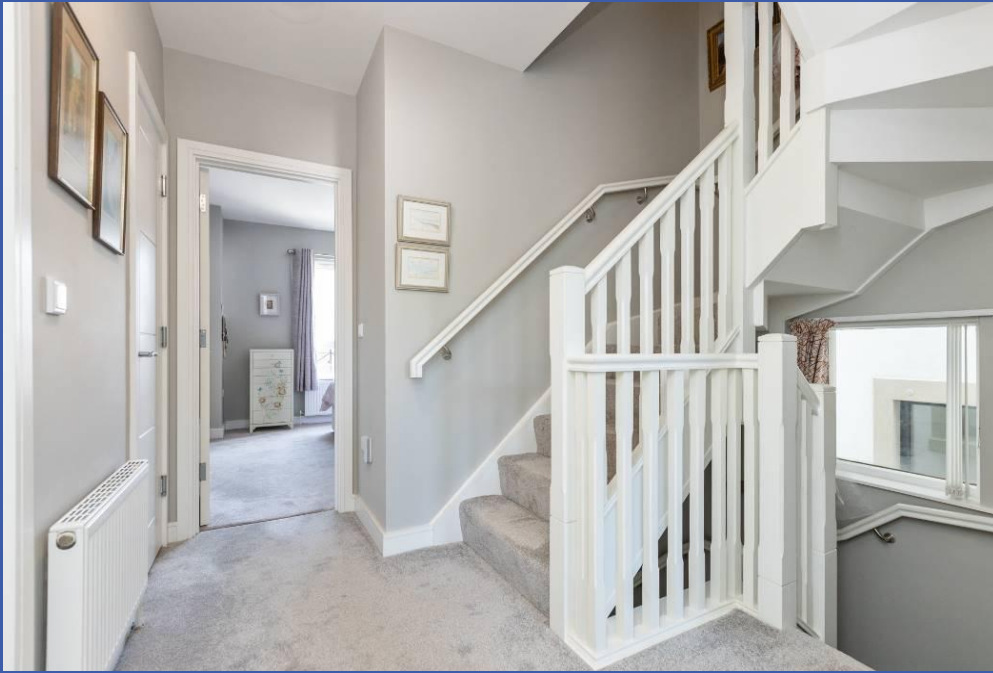
**KITCHEN WITH CASUAL DINING AREA 16' 9" x 12' 0" (5.11m x 3.664m)**

Fully fitted modern kitchen with a range of high and low level units with formica worktops and matching upstand. 1.5 stainless steel sink unit with mixer tap. Integrated fridge freezer. Integrated electric oven. Four ring ceramic hob, glazed splashback and stainless steel extractor hood. Feature breakfast bar and additional larder storage. French double doors to rear garden.

**UTILITY ROOM 7' 1" x 2' 11" (2.17m x 0.91m)**

Plumbed for washing machine. Space for tumble dryer. High and low level units offering additional storage. Tiled floor.





Stairs to first floor landing. Hotpress.

**BEDROOM ONE 12' 5" x 11' 11" (3.807m x 3.644m)**

Built in wardrobes.

**ENSUITE SHOWER ROOM**

Fully tiled shower cubicle with thermostatic shower. Wall mounted vanity sink unit with mixer tap. Low flush wc. Wall mounted back lit mirrored unit. Heated towel radiator. Extractor fan. Tiled splash back.





**BEDROOM TWO 12' 0" x 7' 6" (3.672m x 2.294m)**

**BEDROOM THREE 10' 9" x 8' 10" (3.281m x 2.703m)**

### **MAIN BATHROOM**

White suite comprising a panelled bath with mixer tap. Fully tiled shower cubicle with thermostatic shower unit. Low flush wc. Wall mounted wash hand basin with mixer tap. Wall mounted back lit mirrored unit. Heated towel radiator. Extractor fan. Part tiled walls. Tiled floor.







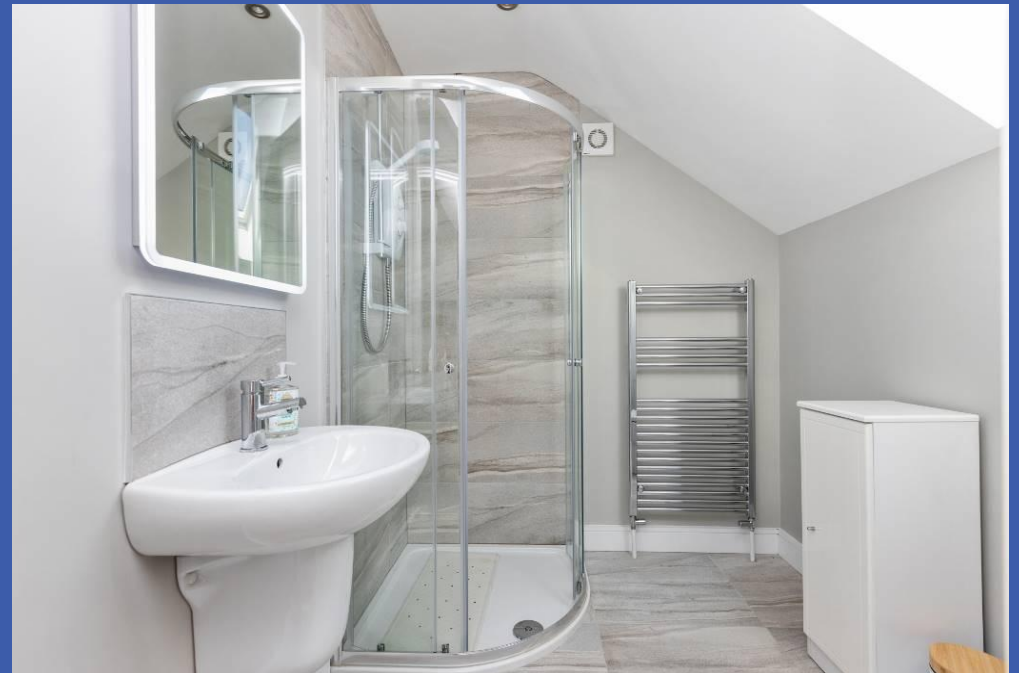


Stairs to second floor.

**BEDROOM FOUR 24' 7" x 16' 9" (7.517m x 5.108m) at widest points**  
Velux roof lights. Eave storage.

**ENSUITE SHOWER ROOM**

Fully tiled corner shower cubicle with an electric shower. Low flush wc. Wall mounted wash hand basin with mixer tap. Back lit bluetooth mirrored unit. Heated towel radiator. Extractor fan. Tiled floor.

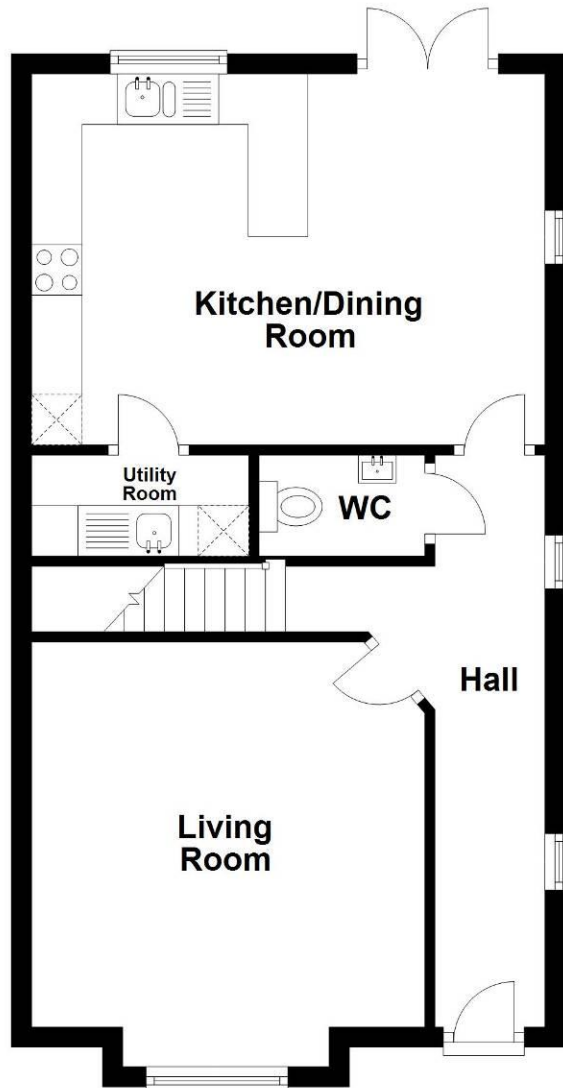




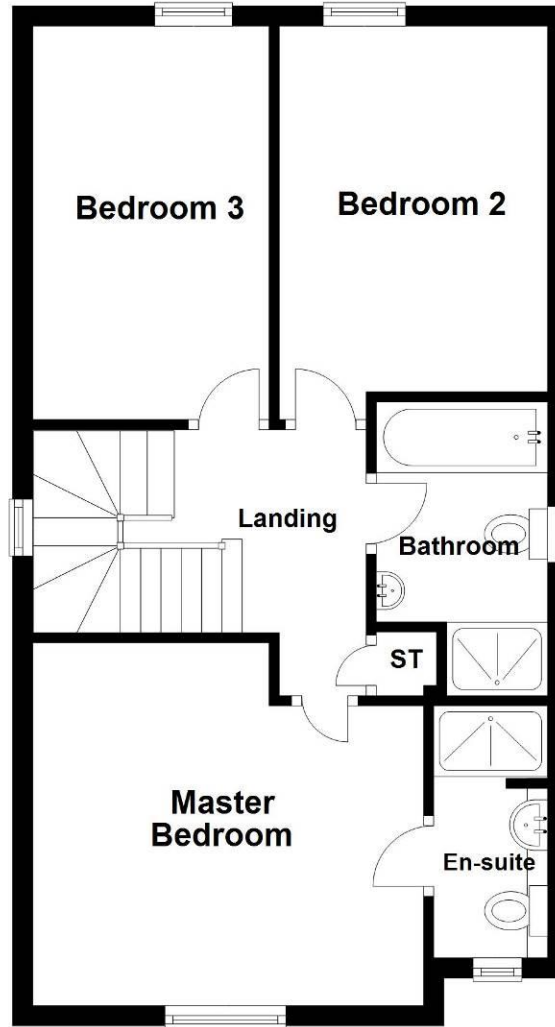
## OUTSIDE

Fully enclosed and beautifully maintained rear garden laid in lawns and paved patio area bordered by fencing. Gated, newly laid driveway parking with additional pedestrian gates making an enclosed more private front garden area.

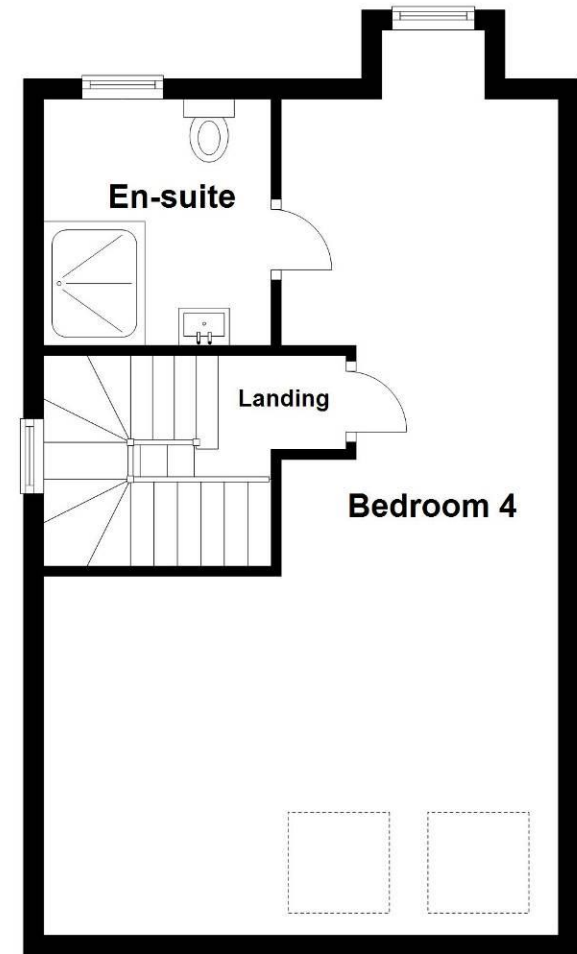
## Ground Floor



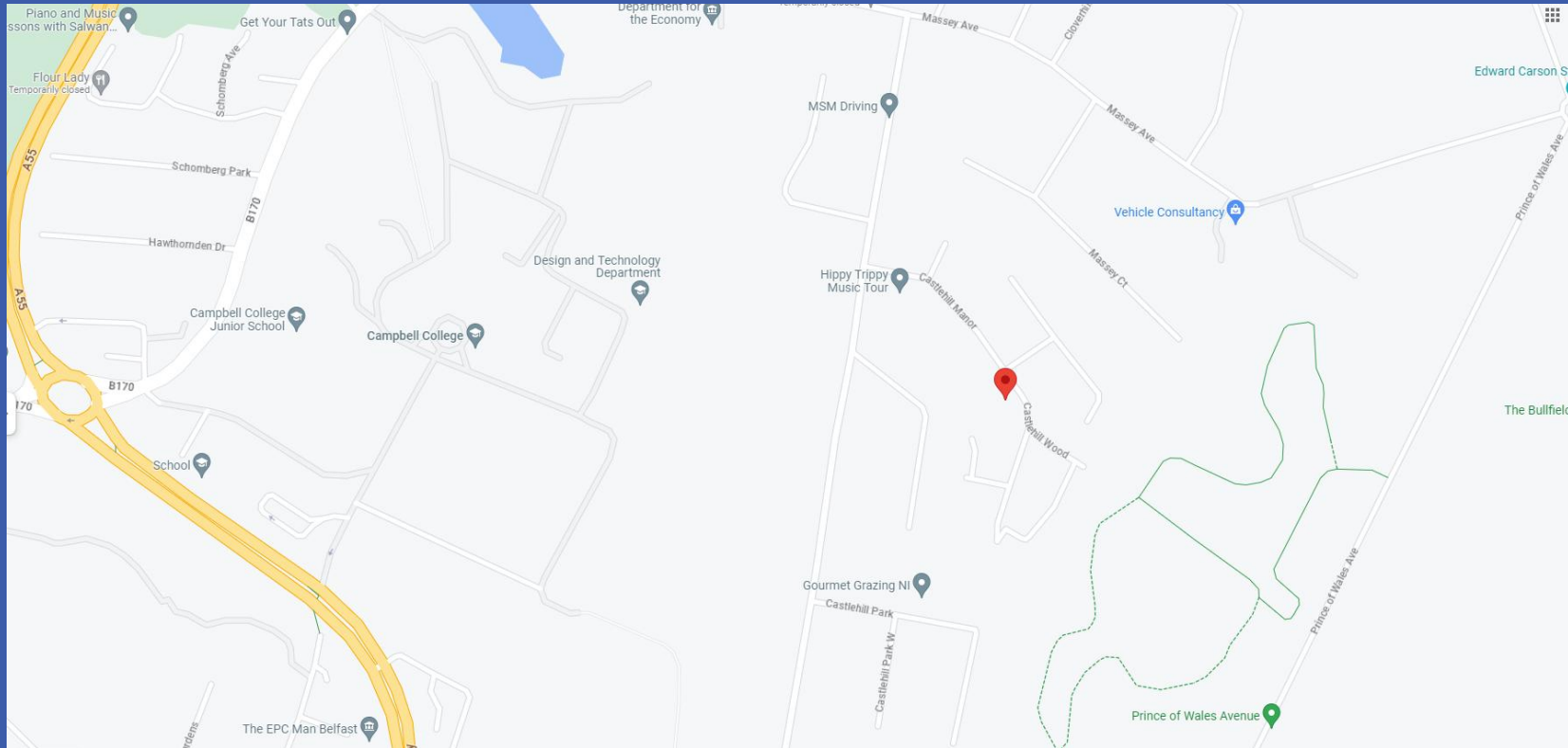
## First Floor



## Second Floor



1 Castlehill Wood, Belfast



**Directions:**

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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