



1 Thornhill Park, Belfast, BT5 7AR

Offers over £299,950

- Detached family home situated just off the Upper Newtownards Road in East Belfast
 - Bright and spacious accommodation throughout
 - Large lounge with feature fireplace
 - Separate family room
 - Modern fully fitted kitchen with ample dining area
 - Ground Floor WC with White Suite
 - Four Well Proportioned Bedrooms
 - Family Bathroom
 - Oil Fired Central Heating and majority uPVC Double Glazing
- Enclosed and easily maintained rear garden with decking ideal for barbecuing and outdoor entertaining

HARDWOOD FRONT DOOR



Stained glass side windows

SPACIOUS RECEPTION HALL:



Wood panelled walls, solid wooden flooring, picture rail storage under stairs, with access to underfloor space.

WC :

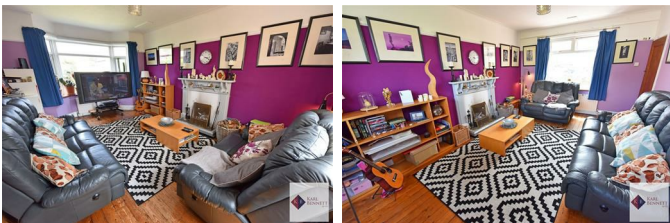
White suite comprising: Macerator WC and wash hand basin with brass taps.

FAMILY ROOM: (14' 10" x 13' 8") INTO BAY (14' 10" x 13' 8") into bay ((4.27m 3.05m x 3.96m 2.44m) into bay)



Feature fireplace picture rail, solid wooden flooring.

LOUNGE: (19' 8" x 11' 9") into bay ((5.79m 2.44m x 3.35m 2.74m) into bay)



Feature fireplace with open fire, solid wooden floor, picture rail.

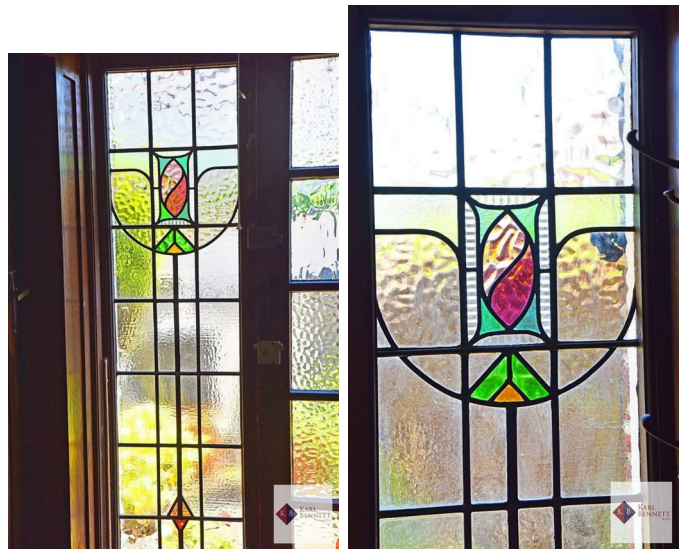
KITCHEN: (19' 10" x 7' 8") ((5.79m 3.05m x 2.13m 2.44m))



Range of high and low level units with stainless steel 1.5 bowl sink with chrome mixer tap. Built in electric oven and four ring electric hob and stainless steel chimney extractor fan. Plumbed for dishwasher. Space for fridge freezer. Part tiled walls. Vinyl flooring.

FIRST FLOOR

LANDING:



Feature original stained glass window, access to roof space via Slingsby type ladder, picture rail

BEDROOM (1): (18' 11" x 11' 10") into bay window (5.49m 3.35m x 3.35m 3.05m) into bay window)



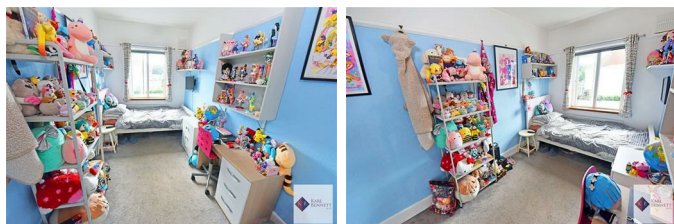
Picture rail.

BEDROOM (2): (14' 9" x 13' 7") into bay window ((4.27m 2.74m x 3.96m 2.13m) into bay window)



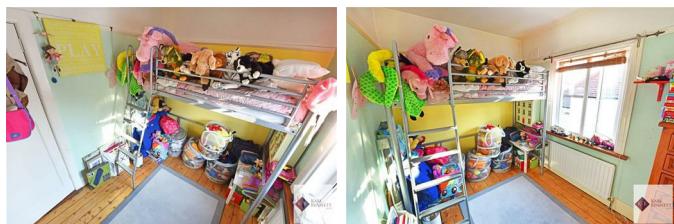
Picture rail. wooden floor, built in storage

BEDROOM (3): (13' 7" x 6' 11") ((3.96m 2.13m x 1.83m 3.35m))

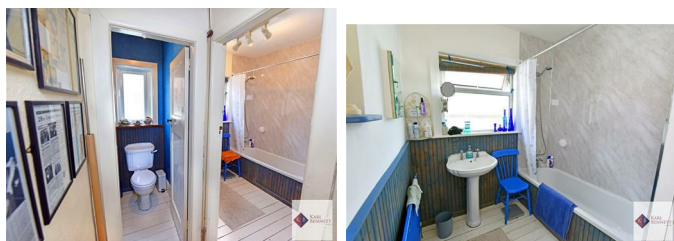


Picture rail.

BEDROOM (4): (9' 2" x 7' 8") ((2.74m 0.61m x 2.13m 2.44m))



BATHROOM:



Two piece white suite comprising pedestal wash hand basin with chrome taps. Wood panel bath with chrome mixer tap and telephone hand shower. Part PVC panelled walls. Part wood panelled walls. Wood floor. Hot press cupboard.

WC



Low flush wc, part wood panelled walls. Wood floor.

ROOF SPACE

Partially floored, light

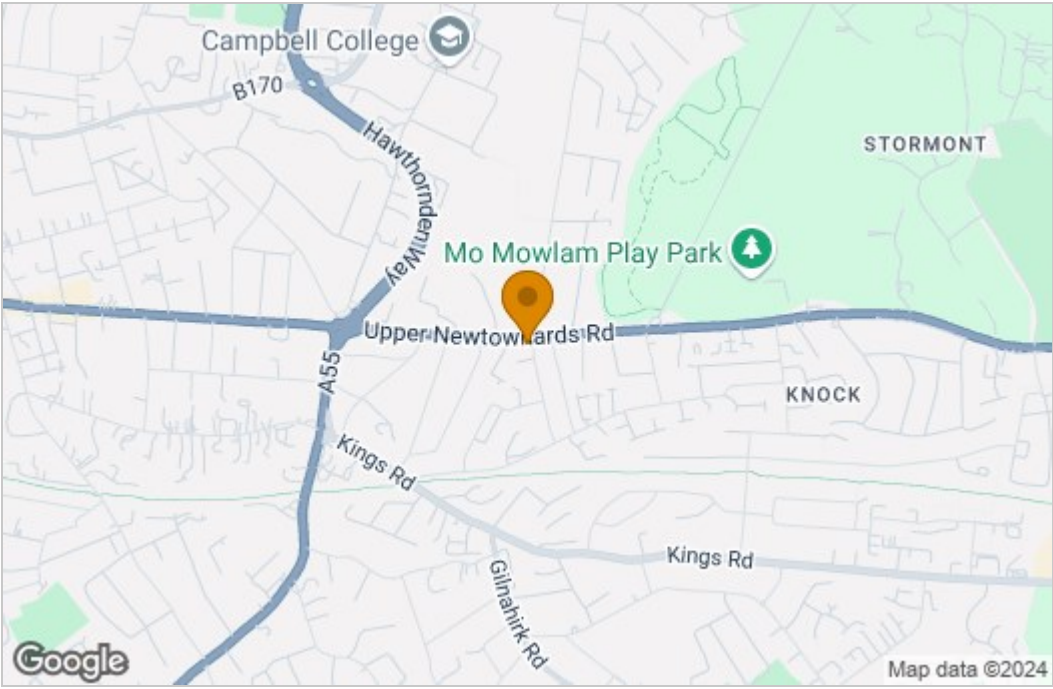
OUTSIDE

Covered decked area, outside WC, Boiler house, access to garage, front garden laid in lawns, shrubs and mature hedging

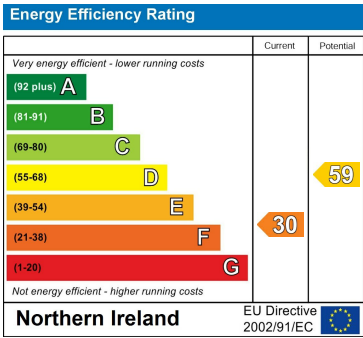
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Area Map



Energy Efficiency Graph



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