



## 80 Downview Park West , Belfast, BT15 5HZ

**Offers In The Region Of  
£595,000**

Imposing Detached Residence Commanding A Stunning Site With A Tranquil Wood Back Drop With Panoramic Far Reaching Views.

Nestling, at the foot of Belfast's Cavehill this stunning detached residence is surrounded by mature woodland, creating a unique feeling of tranquillity with the added bonus of breath taking views over Belfast, Lough, and beyond to the Scottish coastline. The generously proportioned interior has been maintained and presented to the highest standard, creating a truly luxurious home. The richly appointed interior comprises four bedrooms, principal bedroom with deluxe en-suite shower room, three reception rooms with feature fireplaces, superb integrated kitchen with granite worktops and luxury family bathroom in white suite with separate shower cubicle. The dwelling further offers oil fired central heating, hardwood double glazed windows, utility room, extensive use of Amtico and Karndean flooring, downstairs furnished cloakroom and ornate corning. Landscape gardens with fabulous Mediterranean style, walled rear garden with sandstone patios and raised flower beds heavily stocked in a multitude of shrubs and flowering plants. A detached double garage with ample car parking add the finishing touches to what is undoubtedly one of Belfast's most distinguished private residential addresses.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 80 Downview Park West

## , Belfast, BT15 5HZ



- Stunning Imposing Detached Residence
- Oil Fired Central Heating
- Integrated Luxury Kitchen
- Fabulous Landscaped Gardens
- Spectacular Mature Site
- Hardwood Double Glazed Windows
- Detached Double Garage
- 4 Bedrooms 3 Reception Rooms
- 3 Deluxe Bathrooms
- Panoramic Sea Views

### Column Open Entrance Porch

### Enclosed Entrance Porch

Solid wood double storm doors, karndeian flooring.

### Entrance Hall

Glazed vestibule door, karndeian flooring, panelled radiator, corniced ceiling, wall light point.

### Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush Wc, panelled radiator, amtico flooring.

### Family Snug

12'2" x 9'9" (3.73 x 2.98)

Attractive marble fireplace, corniced ceiling, panelled radiators.

### Lounge into Bay

18'6" x 15'4" (5.66 x 4.69)

Feature marble fireplace gas fire corniced ceiling, panelled radiator.

Dividing doors.

### Dining Room

13'6" x 10'11" (4.13 x 3.33)

Double glazed patio doors, corniced ceiling, ceiling rose, panelled radiator, wall light point.

### Kitchen

14'0" x 11'6" (4.29 x 3.51)

Bowl and a half stainless steel sink unit granite drainer,

island unit with breakfast table. Extensive range of high and low level units granite worktop, double oven and ceramic hob stainless steel canopy extractor fan, high level microwave, American fridge freezer housing, wine rack, granite splash back, recessed lighting, panelled radiator, double glazed patio doors.

### Utility Room

10'7" x 8'2" (3.23 x 2.51)

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, tumble dryer space, plumbed for a washing machine, panelled radiator, partly tiled walls, amtico flooring, alarm system.

### First floor

Landing hot press airing cupboard, panelled radiator, wall light point.

### Bedroom

11'5" x 7'10" (3.49 x 2.41)

Corniced ceiling, panelled radiator

### Bedroom

12'9" x 9'0" (3.91 x 2.76)

Extensive range of built-in robes, panelled radiator.

### Bathroom

Classic white suite comprising panelled bath telephone hand shower, vanity unit, low flus wc, bidet, shower cubical thermostatically controlled shower unit, chrome radiator, partly tiled walls, amtico flooring.

### Bedroom

13'1" x 11'3" (3.99 x 3.45)

Panelled radiator

### Bedroom into Bay

19'4" x 15'2" (5.91 x 4.64)

Panelled radiator

### Ensuite Bathroom

Classic white suite comprising panelled bath telephone hand shower, pedestal wash hand basin, low flush Wc, bidet, shower cubical thermostatically controlled shower unit, chrome radiator, partly tiled walls, amtico flooring.

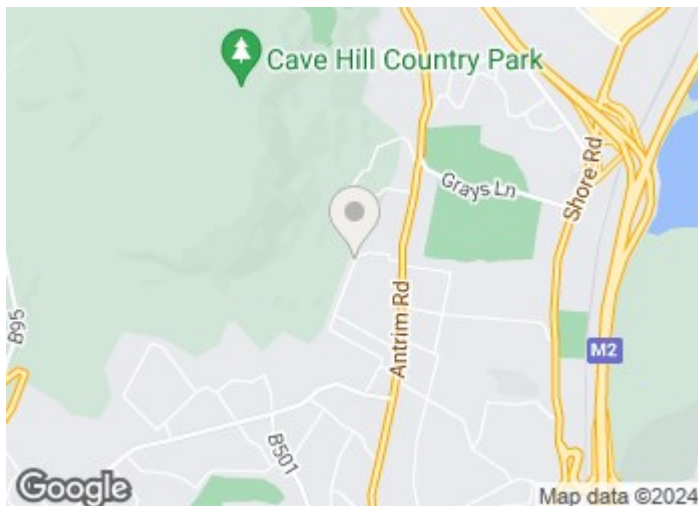
### Outside

Mature elevated landscaped site front side and rear in lawns shrubs and flower beds Mediterranean style, walled rear garden with sandstone patios and raised flower beds heavily stocked in a multitude of shrubs and flowering plants. boiler house oil tank

### Detached Double Garage

22'5" x 16'4" (6.84 x 5.00)

Up and over door, carparking bays tarmac driveway.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

