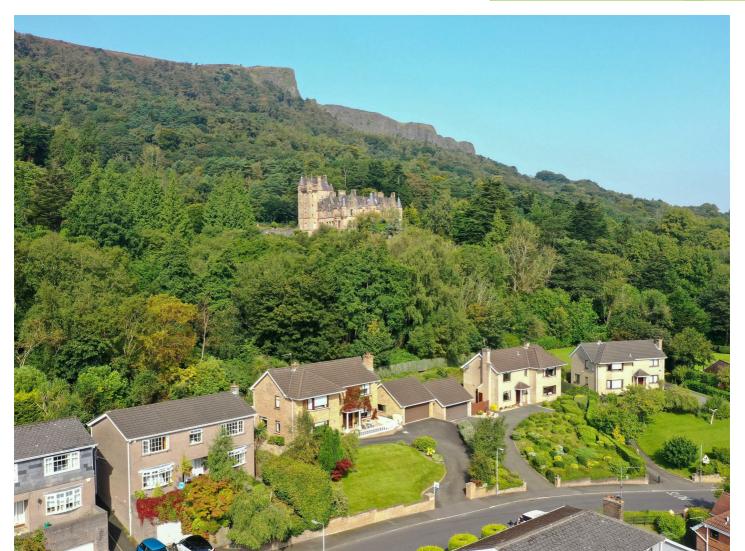
## **CAVEHILL BRANCH**



028 9072 9270

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NETWORK STRENGTH - LOCAL KNOWLEDGE







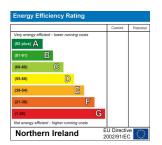


# 80 Downview Park West , Belfast, BT15 5HZ

# 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 cornicing. 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.



## 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, karndean flooring.

#### **Entrance Hall**

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

#### **Furnished Cloakroom**

White suite comprising pedestal wash hand basin, low Single drainer stainless steel sink unit, range of high flush Wc, panelled radiator, amtico flooring.

#### **Family Snug**

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

Attractive marble fireplace, corniced ceiling, panelled

#### **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)

island unit with breakfast table. Extensive range of high and low level units granite worktop, double oven13'1"x x11'3" (3.99x x3.45) and ceramic hob stainless steel canopy extractor fan, Panelled radiator high level microwave, American fridge freezer housing, **Bedroom into Bay** 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)

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

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 Bowl and a half stainless steel sink unit granite drainer, shower unit, chrome radiator, partly tiled walls, amtico flooring.

#### **Bedroom**

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,

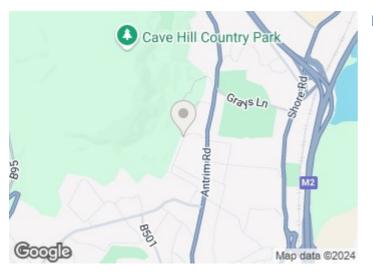
#### Outside

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**











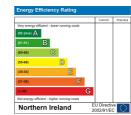






## **Floor Plan**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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