

## 38 Castle Drive , Belfast, BT15 4GD

**Offers In The Region Of  
£189,950**

Beautifully Presented And Modernised End Of Terrace Holding A Prime Site At The Corner Of Parkmount Road And Ashley Gardens.

A magnificent extensively modernised and beautifully presented period end of terrace holding a prime position within this highly desirable residential location. The richly appointed interior comprises 3 bedrooms, spacious lounge with bow window, open plan integrated kitchen incorporating built-in double oven and gas hob, integrated fridge/freezer, integrated dishwasher and modern white bathroom suite. The dwelling further offers oil fired central heating, upvc double glazed windows, pvc fascia, eaves and rainwater goods, downstairs shower room and alarm system.

Upvc double glazed doors lead to the south facing landscaped rear garden with fantastic views of the Cavehill and secure carparking. Furthermore the property benefits with the perfect location, minutes drive from the hustle and bustle of the City, superb country parks and local shopping makes this the ideal family home.

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	

# 38 Castle Drive

, Belfast, BT15 4GD



- Stunning End of Terrace
- Modern White Bathroom Suite
- Pvc Facia And Eaves
- Carparking accessed from Parkmount Road
- 3 Bedrooms 2 Reception Rooms
- Downstairs Modern Shower Room
- Upvc Double Glazed Windows
- Magnificent Fitted Kitchen
- Oil Fired Central Heating
- South Facing Rear Gardens

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

## Shower Room

Modern white suite comprising walk-in shower, electric shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

## Lounge

13'5" x 9'8" (4.11 x 2.95)  
Bow window, attractive fireplace with tiled inset, wood laminate floor, panelled radiator.

## Dining Area

Upvc double glazed patio doors, panelled radiator, wood laminate floor.

## Kitchen

23'0" x 8'0" (7.02 x 2.44)  
Bowl and a half stainless steel sink unit,

extensive range of high and low level units, formica worktops, built-in high level double oven and gas hob, canopy extractor fan, integrated tall fridge/freezer, integrated dishwasher, plumbed for a washing machine, partly tiled walls.

Open Plan to Dining Area:

## First Floor

Landing, hot-press

## Bathroom

Modern white suite comprising walk-in shower, electric shower, vanity unit, pvc panelled walls, pvc ceiling, recessed lighting.

## Separate Wc

Modern white suite comprising Low flush Wc, pvc panelled walls, pvc ceiling, recessed lighting.

## Bedroom

11'5" x 8'2" (3.48 x 2.50)  
Panelled radiator, wood laminate floor, built-in robe

## Bedroom

13'10" x 10'0" (4.22 x 3.06)  
Panelled radiator, wood laminate floor

## Bedroom

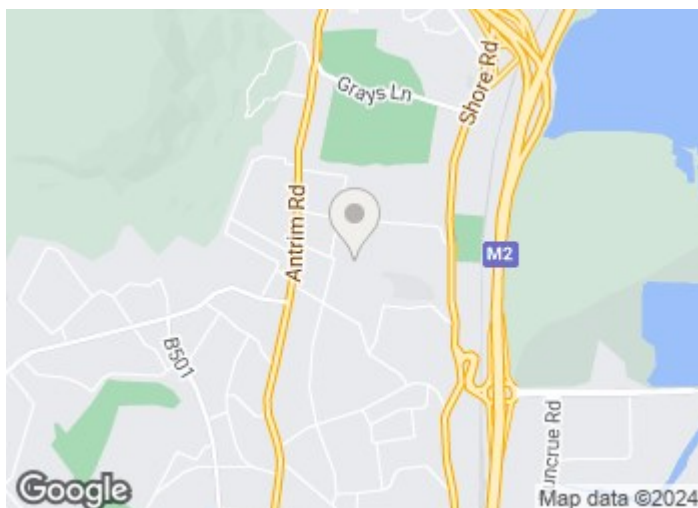
9'9" x 6'3" (2.99 x 1.93)  
Panelled radiator, built-in cupboard.

## Roof Space

Slingsby type ladder

## Outside

Corner walled site with gardens front and rear in lawn, shrubs and flowerbeds, patio area, garden shed oil tank oil boiler, outside light and tap, driveway secure carparking



## 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.



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