



Featured a well-designed, double storey extension to the side, this detached villa offers up to six bedrooms and all are on the first floor.

The well-appointed luxury kitchen is open plan to both dining and sitting areas making it an ideal focal point for modern living.

With two further, spacious reception rooms the layout is ideal for families wishing to avail of a range of excellent schooling for all ages and those now working from home.

Enjoying a corner site in a cul de sac just off highly regarded Castlehill Road, the Stormont Estate is within a short stroll. Excellent local shops, amenities and eateries in Ballyhackamore and Belmont are also in the vicinity.

Early internal inspection is strongly recommended in order to appreciate all this superb, substantial home has to offer.

Offers Over  
£485,000

2 Castlekaria Manor,  
Off Castlehill Road,  
Belfast,  
BT4 3QL

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Attractive, Extended Detached Villa
- Option of up to Six Bedrooms
- Primary Bedroom with Ensuite Shower Room & Walk-in Wardrobe
- Drawing Room with Fireplace & Twin Aspect
- Living Room with Contemporary Electric Fire (Also with Twin Aspect)
- Modern Kitchen with Range Cooker, Integrated Appliances & Island Unit
- Open Plan Dining & Family Areas
- Main Bathroom
- Additional Shower Room on First Floor
- Downstairs WC
- Spacious Utility Room
- Corner Site with Gardens to Front, Side & Rear
- Off-Street Driveway Parking for Several Vehicles
- Gas Central Heating
- Double Glazed Windows, Some with Wooden Shutters
- Close to Excellent Local Schools, Amenities, Glider & Parks

The Property Comprises:

## Ground Floor

**COVERED ENTRANCE PORCH:** Hardwood front door with leaded stained glass insets and double glazed side lights to . . .

**RECEPTION HALL:** Canadian red oak strip flooring. Feature radiator. Cornice ceiling.



**CLOAKROOM:** Low flush wc, pedestal wash hand basin. Access to understairs storage cupboard. Cloaks area. Amtico flooring.

**DRAWING ROOM:** 17' 3" x 11' 4" (5.25m x 3.45m) Cornice ceiling, twin aspect. Fireplace with baxi grate and gas coal effect fire. Raised marble hearth.



KITCHEN/DINING: 26' 3" x 10' 3" (8m x 3.12m) Modern range of high and low level units with granite work surfaces and matching island unit with teak breakfast bar seating. Villeroy & Boch double Belfast sink with Hans Grohe mixer tap. Ceramic tiled floor by Scott's Tiles. Rangemaster cooker with six ring gas hob and matching extractor fan over. Bosch dishwasher. Two pull-out larders. Integrated fridge.



Open plan to . . .

CASUAL DINING AREA: French doors to garden.



Arch to . . .

FAMILY ROOM: 11' 7" x 9' 12" (3.52m x 3.04m) (widening to 4.28 m). French doors to garden. Scott's ceramic tiled floor. Feature radiator. Stove-style gas fire with remote control.



UTILITY ROOM: 17' 0" x 8' 0" (5.18m x 2.44m) Excellent range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Spaces for freezer, tumble dryer. Cloaks area with door to garden. Ceramic tiled floor from Scott's. Basket drawers.



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LIVING ROOM: 20' 1" x 11' 5" (6.11m x 3.47m) (at widest points). Canadian red oak flooring. Remote control, contemporary electric fire. Twin aspect, cornice ceiling.



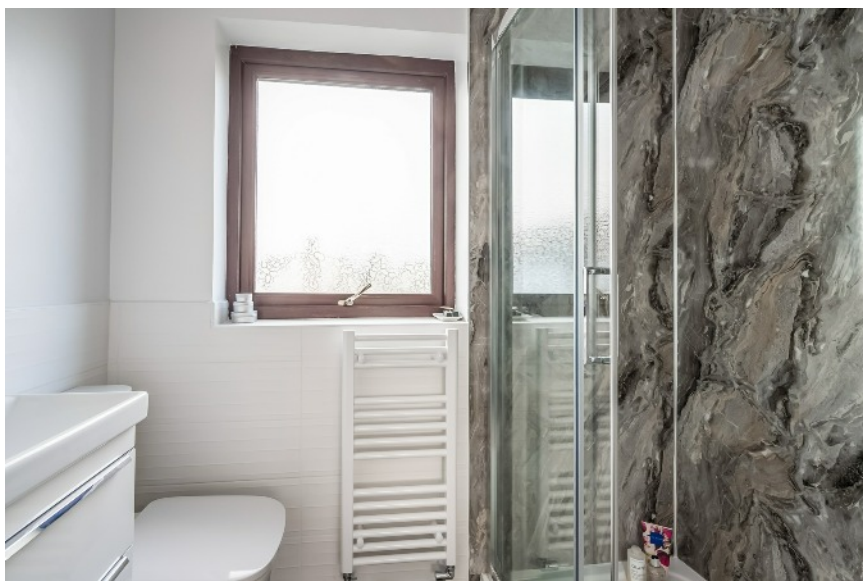
First Floor

PRIMARY BEDROOM: 13' 0" x 11' 4" (3.96m x 3.45m) Walk-in wardrobe with shelving and rails.



Door to . . .

ENSUITE SHOWER ROOM: Comprising shower enclosure with 'Rain' head and additional telephone shower. Low flush wc. Wash hand basin with storage underneath. Heated towel rail. Part tiled walls.



BEDROOM (2): 11' 6" x 10' 0" (3.51m x 3.05m) (Currently used as dressing room).



BEDROOM (3): 10' 4" x 8' 6" (3.14m x 2.6m)



BEDROOM (4): 14' 6" x 9' 0" (4.42m x 2.74m) (Plus entrance area). Access to roofspace with pull-down ladder. Partly floored for storage with light.





SHOWER ROOM: Shower cubicle with Mira Sport electric shower. Pedestal wash hand basin. Low flush wc. Chrome heated towel rail. Fully tiled walls.



BATHROOM: Light coloured suite comprising panelled bath with telephone hand shower. Low flush wc. Pedestal wash hand basin. Fully tiled walls.



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BEDROOM (5): 11' 7" x 10' 1" (3.54m x 3.07m)



BEDROOM (6): 11' 6" x 9' 9" (3.5m x 2.96m) (Currently used as study).



LANDING: Canadian red oak flooring. Shelled linen cupboard. Access hatch to roofspace (second section).

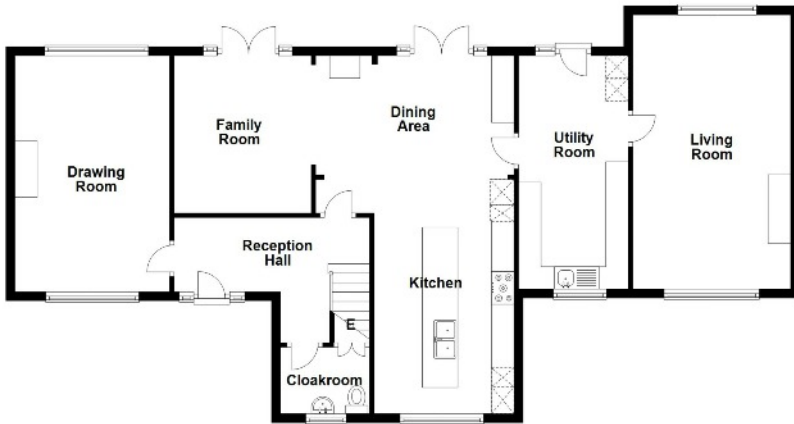


## Outside

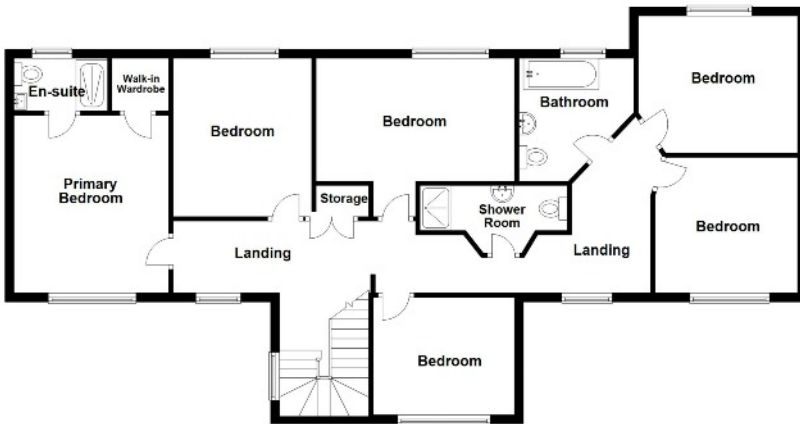
Corner site with front garden, mainly in lawn with excellent degree of natural screening via mature hedging. Flower beds with variety of plants, trees and shrubs. Paved patio. Tarmac driveway with parking and turning for several vehicles. Outside tap. Gates to both sides with storage areas. REAR GARDEN: Paved with sheltered, private sitting areas. Further plants and shrubs. Designed with ease of maintenance in mind.



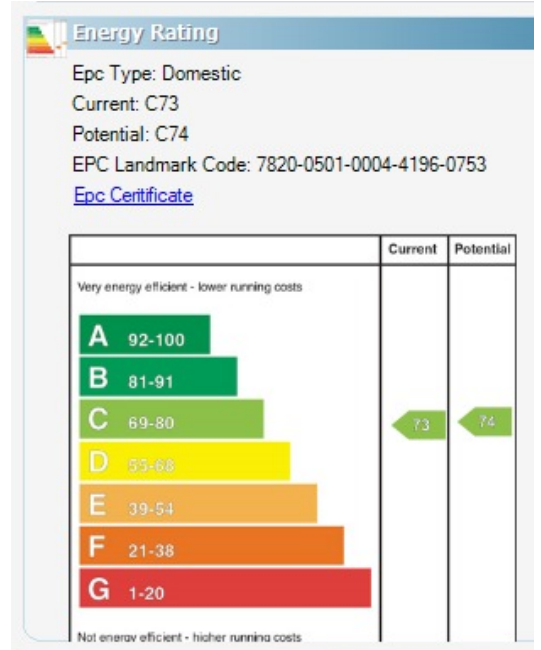
Ground Floor



First Floor



2 Castlekaria Manor, Belfast



Belfast Branches

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 Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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Location:

Turn off Massey Avenue into Castlehill Road and take first left into Castlehill Manor. Second left into Castlekaria Manor and number two is on left hand side.

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