

1a Squires View , Belfast, BT14 8FS

Offers Around £225,000

Magnificent Modern Built Luxury Detached Family Residence Holding A Magnificent Site Affording Panoramic Views Of The City.

Holding a superb corner site affording far reaching views over Belfast city and beyond, this magnificent modern built detached villa will have immediate appeal. The richly appointed interior comprises 4 bedrooms, master bedroom with en-suite shower room, spacious lounge, superb fitted kitchen incorporating built-in oven and hob with dining area and classic white family bathroom suite. The dwelling further offers uPvc double glazed windows, patio doors to rear garden, pvc fascia and eaves, downstairs furnished cloakroom, gas central heating, built-in wardrobes and extensive use of ceramic and wood laminate floor coverings. A corner site with ample car parking and obvious potential as detailed within the accompanying O.S. maps and a most convenient location with leading schools, public transport and excellent shopping all close by makes this a home not to be missed.

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			
Northern Ireland		EU Directive 2002/91/EC	

1a Squires View

, Belfast, BT14 8FS



- Fabulous Family Home
- Classic White Family Bathroom
- uPvc Double Glazed Windows
- Superb Corner Site With Obvious Potential.
- 4 Bedrooms 1+ Reception Rooms
- En-Suite Shower Room
- Gas Central Heating
- Superb Fitted Kitchen with Dining
- Furnished Downstairs Cloakroom
- Pvc Facia And Eaves

Entrance Hall

UPvc double glazed entrance door, ceramic tiled floor, alarm, under stair storage, tumble dryer space.

Furnished Cloakroom

Modern white suite comprising pedestal wash hand basin, low flush wc, part Pvc panelled walls, panelled radiator, ceramic tiled floor, recessed lighting.

Lounge

16'5" x 13'5" (5.00 x 4.09)

Panelled radiator, wood laminate floor, piped for gas fire.

Double beveled glass doors

Kitchen

11'1" x 24'2" (3.38 x 7.37)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and gas hob, stainless steel splash back, stainless steel extractor fan, concealed gas boiler, fridge/freezer space, plumbed for washing machine, integrated dishwasher, ceramic tiled floor, recessed lighting.

Dining Area

Double panelled radiator, upvc double glazed rear door.

First Floor

Landing, airing cupboard.

Bedroom

9'7" x 7'4" (2.92 x 2.24)

Built-in robe, panelled radiator, wood laminate floor.

Bedroom

10'10" x 7'10" (3.30 x 2.39)

Panelled radiator, range of built-in wardrobes, wood laminate floor.

Bathroom

Deluxe suite comprising panelled bath, telephone hand shower, shower screen, pedestal wash hand basin, low flush wc, partly tiled and Pvc panelled walls, porcelain tiled floor, chrome radiator, recessed lighting.

Bedroom

10'7" x 9'2" (3.23 x 2.79)

Panelled radiator, wood laminate floor.

Bedroom

13'1" x 9'8" (3.99 x 2.95)

Panelled radiator, extensive range of built in wardrobes, wood laminate floor, recessed lighting.

En- suite Shower Room

White suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator, recessed lighting.

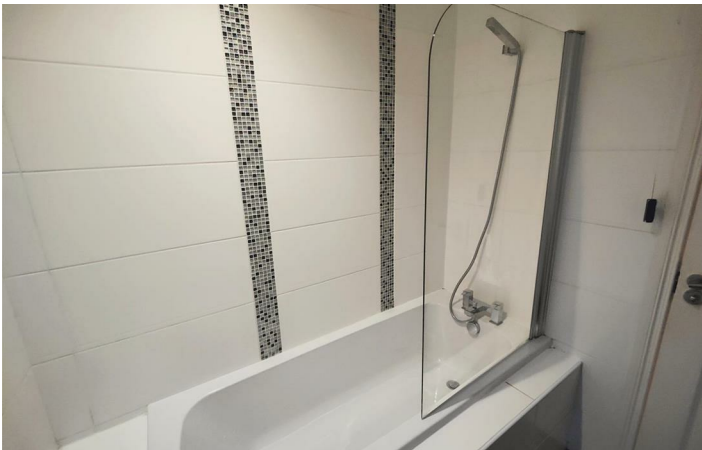
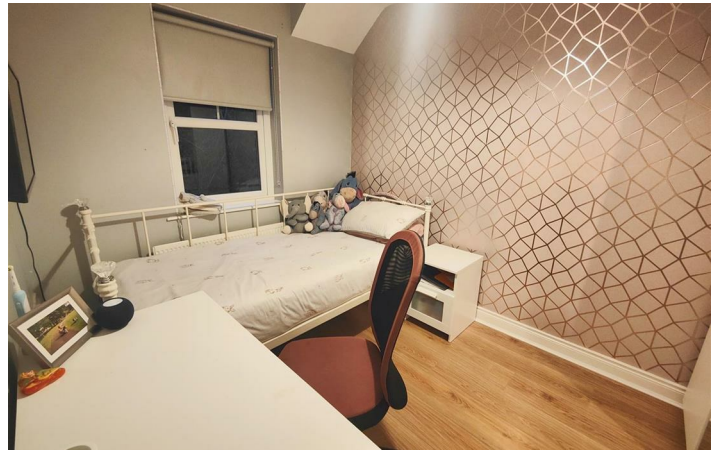
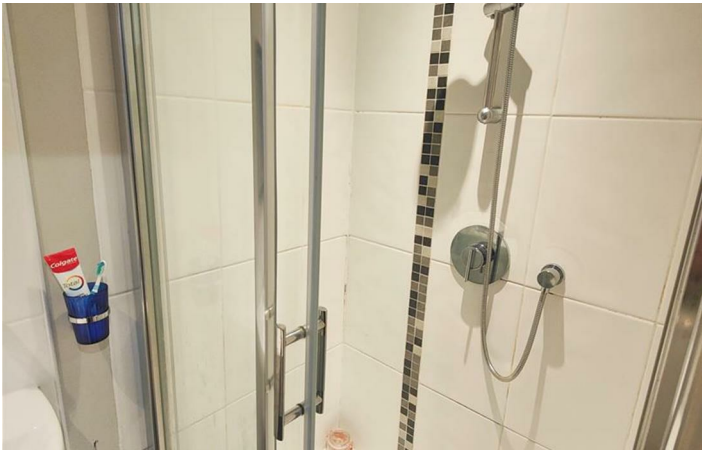
OUTSIDE

Corner site, front garden in lawn and rear garden in hard landscaped in extensive patio areas, outside light and tap.

Large gravel drive way with carparking bays mature shrubs and hedging.

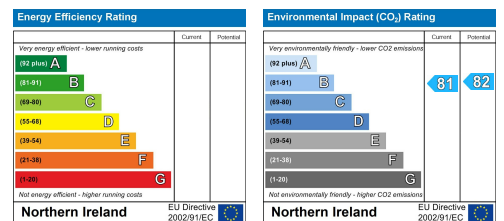


Directions



Floor Plan

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