

25 The Walled Garden, Belfast, BT4 2WG



Offers around £449,950

- **Stunning detached home within an exceptionally sought after residential location**
- **Bright & spacious living & bedroom accommodation**
- **Contemporary open plan kitchen/living/dining room with island and picture window overlooking rear garden**
- **Three spacious bedrooms, two of which have ensuite dressing rooms and the main bedroom has an ensuite shower room**
- **Lounge with wall-to-wall windows and feature cast iron burner**
- **Family Bathroom**
- **Utility Room**
- **Double Glazed**
- **Gas Fired Central Heating**
- **Integral Garage**
- **Enclosed Rear Garden**

The Walled Garden is a private exclusive development situated just off the highly sought after Circular Road. This exceptional home offers convenience to shopping at Tesco, specialist boutiques and delicatessens on the Belmont Road, along with ease of access to a range of excellent schools and Belfast City Centre.

For those interested in leisure and recreational facilities, the location of The Walled Garden could not be better. East Belfast has a rich cultural and literary history and now boasts an excellent range of recreational facilities, along with many beautiful parks, golf courses at Shandon and Knock, CIYMS Rugby Club and a host of other football and hockey clubs. The ideal location, within the grounds of the former Somme Hospital, ensures that residents could not be better placed to enjoy all the superb facilities nearby.

Internally the home boasts quality finishes throughout and comprises three spacious bedrooms, two of which have ensuite dressing rooms and the main bedroom has an ensuite shower room. This home was originally designed as a four bedroom property and has had two of the rooms made into one with the possibility of an easy conversion back to the four bedroom layout. Open plan contemporary kitchen to living/dining space, lounge with wall-to-wall windows overlooking rear garden, Bathroom with large walk-in shower cubicle, integral garage. Enclosed garden to rear.

This home would be ideal for several demographics, from the downsizer to the professional and of course the family market.

Contact our offices today to arrange a private viewing.



Entrance

HALLWAY: Front door with side lights leading to reception hall, ceramic tiled flooring, alarm controls, thermostat heating panel.

Ground Floor

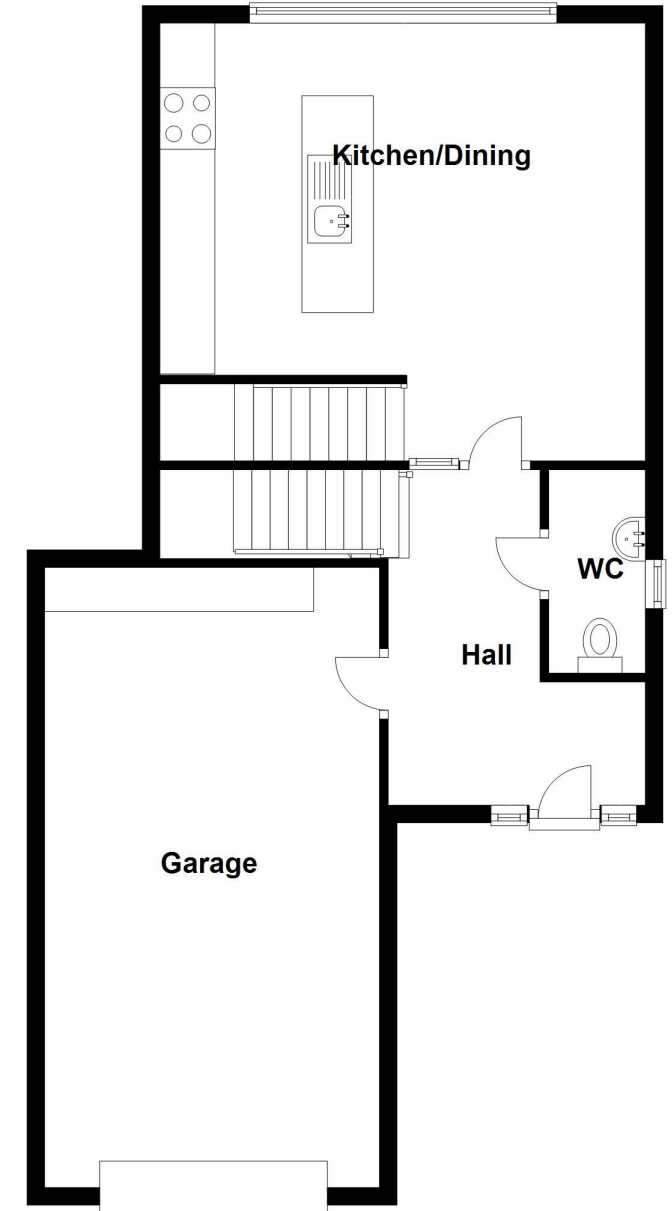
WC: White suite comprising; low flush WC, wash hand basin, mirror cabinet, tiled floor, part tiled walls.

KITCHEN/LIVING/DINING: 18' 1" x 16' 3" (5.51m x 4.95m) Excellent range of white high gloss units, feature worktop, 4 ring gas hob, stainless steel extractor hood, splash back, built in fridge & freezer. Island unit with inset sink, boiling water tap, built in dishwasher, built in bin drawer. Living area with ceramic tiled floor and picture window over rear garden.

GARAGE: 23' 4" x 12' 6" (7.11m x 3.81m) high & low level units, wine fridge, remote roller shutter door.



Ground Floor



1st Floor

First Floor

LANDING: Staircase to first floor landing, access to roof space, hot press with pressurised water system.

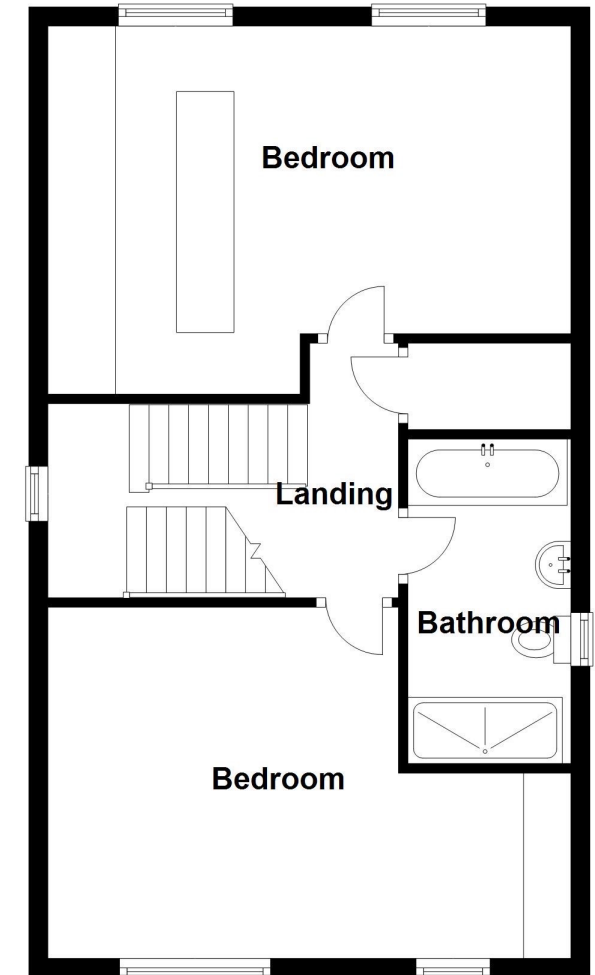
BEDROOM (1): 16' 4" x 12' 6" (4.98m x 3.81m) At widest points. Formerly two bedrooms made into one. Walk in dressing room with wall-to-wall range of built-in units and sliding robes.

BATHROOM: Luxurious white suite comprising a feature bath, vanity unit, low flush WC, large walk-in shower cubicle with drench shower head, chrome heated towel rail, ceramic tiled floor.

BEDROOM (2): 16' 2" x 11' 9" (4.93m x 3.58m) at widest points. Built in sliding robes.



1st Floor



Lower Level

HALLWAY: staircase to lower ground floor, ceramic tiled floor, large storage cupboard.

UTILITY ROOM: 7' 0" x 5' 2" (2.13m x 1.57m) Sink unit, plumbed for washing machine, gas fired boiler, ceramic tiled floor, access to side.

LOUNGE: 18' 1" x 12' 1" (5.51m x 3.68m) ceramic tiled floor, sliding doors to rear garden, feature cast iron burner with granite hearth.

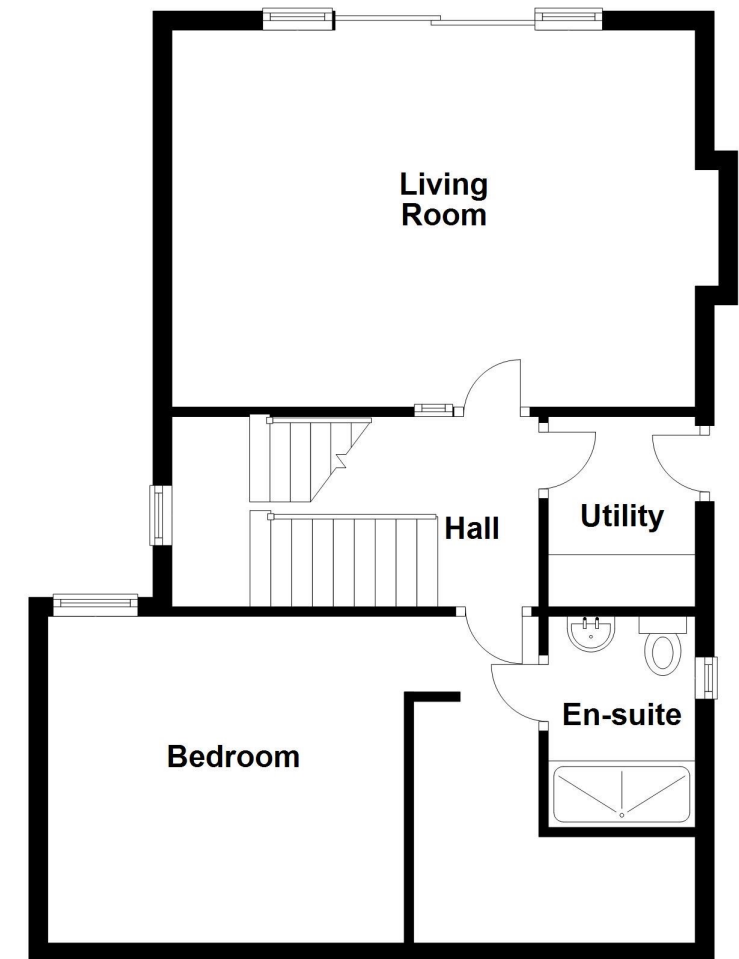
BEDROOM (3): 17' 3" x 11' 4" (5.26m x 3.45m) At widest points

DRESSING ROOM: 9' 4" x 6' 5" (2.84m x 1.96m) L Shaped. Range of built in storage.

ENSUITE SHOWER ROOM: White suite comprising; low flush WC, pedestal wash hand basin, large walk-in shower cubicle with drench shower head, chrome heated towel rail, ceramic tiled floor, fully tiled walls & extractor fan.



Basement



Outside

FRONT: Brick paviour driveway to front leading to garage & bin store.

REAR: Enclosed rear garden laid in lawns & shrubs.

EPC

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact our office to arrange a viewing as homes with this potential and accommodation do not stay available for long.

For further information or to arrange a viewing, please contact:

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