



## 84 Squires View , Belfast, BT14 8FS

**£85,000**

Stunning Site Affording Panoramic Views Over Belfast Lough

A unique opportunity to purchase a building plot with planning permission passed to construct a 1510 sq ft detached residence. The site affords fabulous far reaching views over Belfast Lough and beyond and offers the opportunity to construct a fabulous home within this exceptionally popular location.

Opportunities of this nature seldom present themselves and we strongly recommend immediate action to avoid disappointment.

Call on Site

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 84 Squires View

, Belfast, BT14 8FS



- Stunning Site for A 1510 sq foot Detached Villa
- Open Plan Kitchen
- Designed For Wood Burner and Gas Heating
- Unique Opportunity.
- Panoramic Views Over Belfast Lough.
- 3 Bathrooms Dressing Room
- Secure Carparking
- 3 Bedrooms Open Plan Living Dining
- Utility Laundry Room
- Cul De- Sac Position

## Entrance Hall

Under stairs cloaks

## Utility Room

7'3" x 5'6" (2.22 x 1.70)

## Bedroom

13'3" x 12'9" (4.06 x 3.90)

Sliding patio doors

## Dressing Room

8'9" x 6'10" (2.69 x 2.10)

## En-suite Bathroom

## Bedroom

13'1" x 8'10" (4.00 x 2.71)

Double Glazed patio doors

## En-suite Shower Room

## First Floor

Landing

## Bedroom

9'2" x 8'10" (2.80 x 2.71)

## Shower room

## Kitchen- Living- Dining

22'9" x 21'1" (6.95 x 6.45)

Juliet Balcony

Outside Carparking bays

Gardens front , side and rear.



## 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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