



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 4 bedroom 4 bathroom detached 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 to view.

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	

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.
- 4 Bathrooms Plus Dressing Room
- Secure Carparking
- 4 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

Second Floor

Landing

Bedroom

12'9" x 11'3" (3.91 x 3.44)

Dressing Room

En-Suite Shower Room

Outside

Gardens front side and rear with driveway and carparking bays.



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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