



11 Castlemore Avenue, Upper Knockbreda Road, Belfast, BT6 9RF

Asking Price £199,950

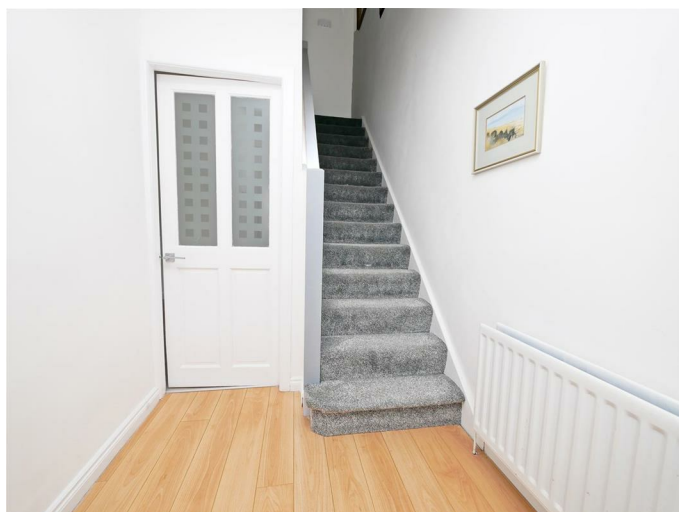
Castlemore Avenue in the Casaldona area located just off the Upper Knockbreda Road between the Cregagh and Castlereagh Road's. It is conveniently positioned close to an excellent selection of shops, leading primary & post primary schools and public transport facilities, it is in the perfect location to take advantage of all that the local and surrounding areas has to offer. This beautiful semi-detached home has been maintained to an excellent standard throughout and comprises of a spacious lounge, modern fitted kitchen, three good sized bedrooms and a white bathroom suite on the first floor. In addition to this the property also benefits from oil fired central heating, double glazing, off street parking and it has garden areas to the front, side and rear. There are also excellent views from the rear of the property over the City. With little to do but just adding your own personal touches, this is a fantastic home for a first time buyer looking to take their first steps upon the property ladder or young family looking for that extra bit more space. With demand continuing to outweigh supply we don't anticipate this one sitting around for long, so make sure to arrange your viewing at your earliest convenience!

- Superb semi detached home
- Two receptions
- New shower suite on the 1st floor
- Double glazed windows
- Corner site position with gardens to the front, side and rear
- Three good size bedrooms
- Recently fitted kitchen open to dining room
- Oil fired central heating
- Ample off street parking
- Excellent views over Belfast to the rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

The accommodation comprises
Hardwood and glass panelled front door leading to entrance hall.

Entrance hall



laminated flooring.

Lounge 15'6 x 12'7 (4.72m x 3.84m)



laminated flooring, marble fireplace with raised hearth and piped for a gas fire.

Dining room 13'6 x 8'8 (4.11m x 2.64m)



Tile effect laminate flooring. Cloaks area under stairs, Dining room open to the new kitchen.

Kitchen 9'6 x 8'2 (2.90m x 2.49m)



Brand new fitted kitchen with a full range of high and low level units, single drainer sink unit with boiling hot tap, formica work surfaces, integrated fridge freezer, integrated dishwasher, integrated washing machine, 4 ring induction hob and under oven and warming drawer below. wall mounted radiator, tile effect laminate flooring. Sliding doors with access to the driveway / gardens.

1st floor

Landing, access to the roof space approached via a slingsby ladder approach, part floored.

Bedroom 1 15'4 x 10'2 (4.67m x 3.10m)



Fantastic views to the rear over Belfast and beyond.

Bedroom 2 9'9 x 9'8 (2.97m x 2.95m)



Bedroom 3 9'8 x 8'2 (2.95m x 2.49m)



Shower room 7'4 x 6'2 (2.24m x 1.88m)



New shower suite comprising corner shower cubicle with Mira Decor shower, low flush w/c, wash hand basin with storage below, extractor fan, wall mounted radiator, laminate flooring, laminate flooring.

Outside



Tarmac driveway with ample off street parking.

Gardens

Corner site position with gardens to the front, side and rear laid in lawn. Range of plants, trees and shrubs.

Side gardens



Garden areas to the side laid in lawn.

Rear gardens

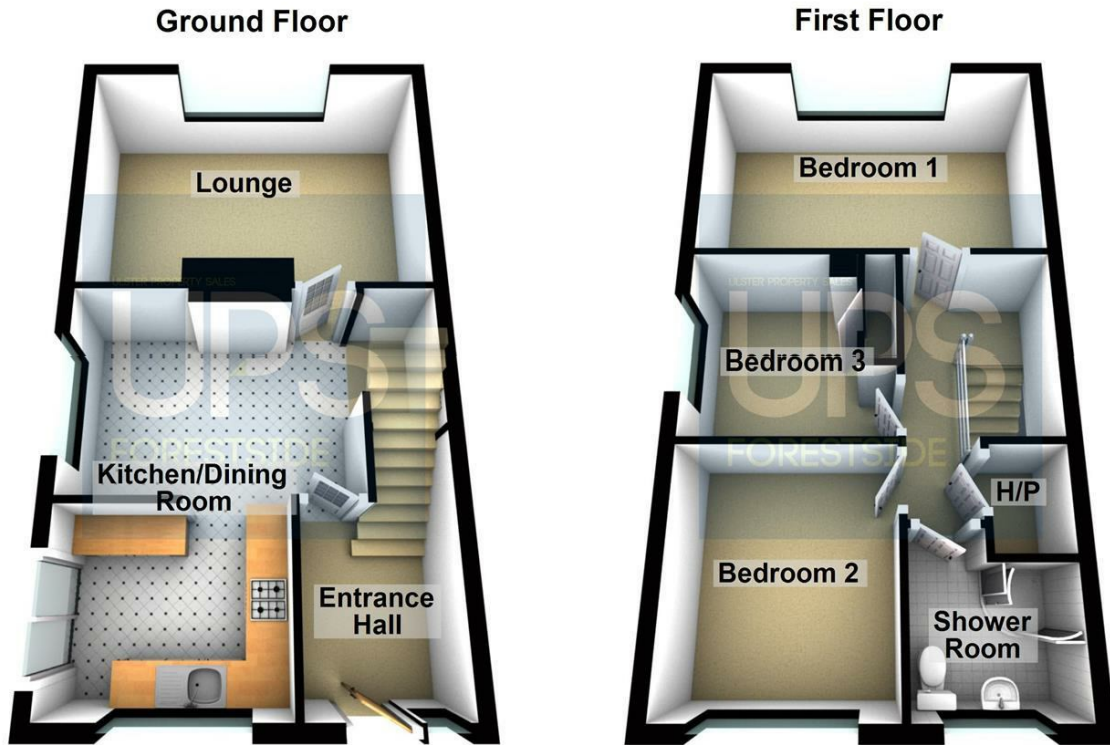


Gardens to the rear laid in lawn, additional decking area, outside tap, light and power sockets. Boiler house housing oil fired boiler, pvc oil tank.

Views to the rear

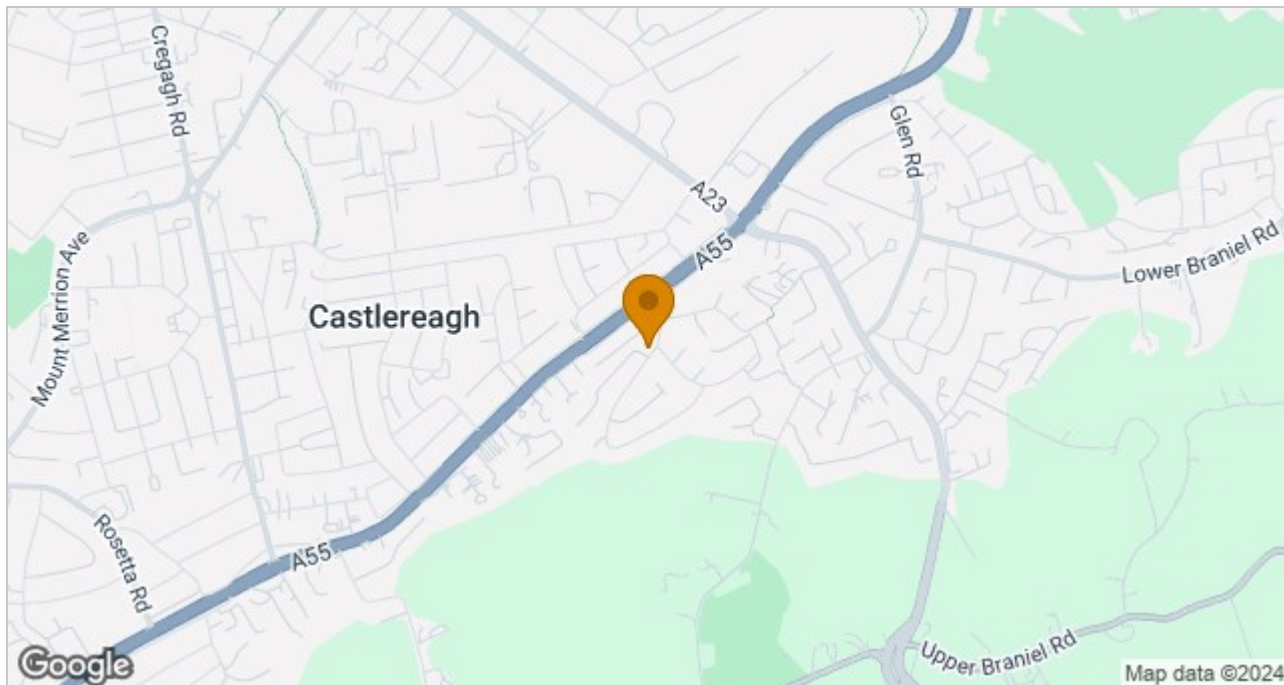


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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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