



## 33 Shandarragh Park , Belfast, BT15 5FJ

**Offers Over £255,000**

Stunning Extended Semi Detached Residence Situated Within Desirable Cavehill Cul-De-Sac

A superb semi-detached residence, benefiting from a full width ground floor extension and presented to the highest possible standard, creating a stunning family home. The contemporary interior comprises 3 bedrooms, 2 reception rooms, lounge with gas fire, living room with twin velux windows and Pvc patio doors to the rear, fabulous integrated kitchen incorporating breakfast bar & wine cooler and deluxe white family bathroom suite with centre tap bath and separate shower cubicle. The dwelling further offers Upvc double glazed windows, gas fired central heating, downstairs furnished cloakroom pvc fascia and eaves, replacement rainwater goods and extensive use of quality ceramic and wood laminate floor coverings throughout. Hard landscaped front with private southerly facing rear with delightful aspect in paved patio with driveway parking and detached garage beyond combines with a most sought after location with superb local amenities to make this the perfect family home - Early Viewing is highly recommended.

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>		60	67
(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	

# 33 Shandarragh Park

, Belfast, BT15 5FJ



- Stunning Extended Semi Detached Residence
- Deluxe Family Bathroom Suite
- Downstairs Furnished Cloakroom
- 3 Bedrooms 2 Plus Reception Rooms
- Upvc Double Glazed Windows
- Private Rear Gardens
- Integrated Luxury Fitted Kitchen
- Gas Central Heating
- Detached Garage

## Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

## Entrance Hall

Wood laminate floor, built-in storage, panelled radiator.

## Lounge

13'0" x 11'1" into bow (3.98 x 3.38 into bow)  
Gas fire with mantle, wood laminate floor, panelled radiator.

## Living Room

21'3" x 9'6" (6.49 x 2.90)  
Wood laminate floor, wall mounted real effect fire, double panelled radiator, twin velux windows, pvc double doors to rear.

## Furnished Cloakroom

White suite comprising vanity unit, low flush WC, ceramic tiled floor.

## Kitchen

17'7" x 8'11" (5.37 x 2.72)  
Bowl and a half stainless steel sink unit, extensive range of integrated high and low level units formica worktop, raised built-in

oven & grill, 4 ring gas hob, stainless steel canopy extractor fan, integrated fridge freezer, integrated dishwasher, breakfast bar, wine cooler, recessed lighting, partly tiled walls, herringbone wood laminate floor, velux style window, feature radiator.

## First Floor

Picture window with leaded light detail, access to roofspace.

## Roofspace

11'6" x 9'8" (3.53 x 2.97)  
Slingsby style ladder to floored roofspace, under eaves storage, double panelled radiator, wood laminate floor, velux style window.

## Bathroom

Deluxe white suite comprising panelled bath with telephone handset shower, pedestal wash hand basin, low flush wc, shower cubicle, electric shower, pvc panelled walls, panelled radiator, recessed lighting, ceramic tiled floor.

## Bedroom

9'3" x 7'0" (2.82 x 2.14)  
Double panelled radiator.

## Bedroom

13'2" x 9'1" (4.03 x 2.78)  
Wood laminate floor, panelled radiator.

## Bedroom

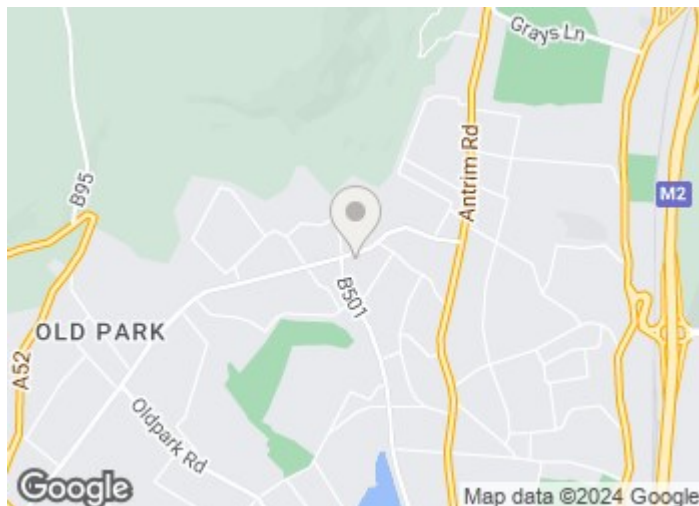
12'9" x 11'3" (3.91 x 3.45)  
Wood laminate floor, panelled radiator.

## Garage

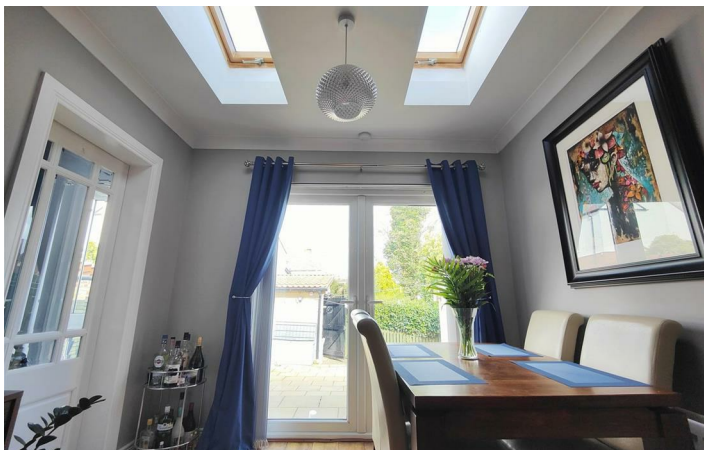
Stable style door.

## Outside

Hard landscaped gardens front and private rear in paved patio and mature shrubs, outside light and tap. Gates to concrete driveway.

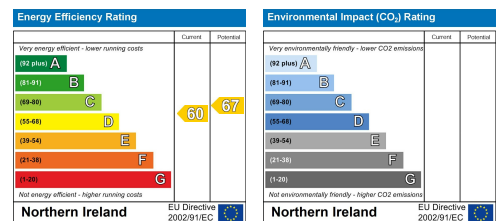


## Directions



# Floor Plan

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