



## 24 Downview Avenue , Belfast, BT15 4FB

**£399,950**

Deceptively Spacious Modern Constructed And Beautifully Presented Family Home Situated Within This Highly Regarded Residential Location

A fabulous modern constructed red brick end townhouse holding a prime position set within this highly desirable residential location. The generously proportioned beautifully presented accommodation comprises 4 bedrooms, 2 with en suite shower rooms, 2 reception rooms, lounge into bay, open plan integrated fitted kitchen with dining area and modern white family bathroom. The dwelling further offers uPvc double glazed windows, alarm system, downstairs furnished cloakroom, utility room, gas central heating, extensive use of recessed lighting and feature balcony to first floor. A brick paved driveway and private gardens combine with the perfect location to make this the perfect family home.

Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(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	

# 24 Downview Avenue

, Belfast, BT15 4FB



- Modern Constructed Luxury Family Home
- Utility Room/Furnished Down Stairs Cloakroom
- Twin En Suite Shower Rooms To First & Second Floors
- Private Gardens Ample Car Parking And Driveway
- 4 Bedrooms 2 Reception
- Upvc Double Glazed Windows Pvc Fascia & Eaves
- Modern White Family Bathroom Suite
- Integrated Luxury Fitted Kitchen
- Gas Central Heating
- Two First Floor Balconies

## Entrance Porch

Composite entrance door, ceramic tiled floor, recessed lighting.

## Entrance Hall

Double panelled radiator, ceramic tiled floor, walk-in under stairs storage, recessed lighting, corniced ceiling.

## Lounge

15'6" x 15'5" (4.74 x 4.70)

Into bay, double panelled radiator, plumbing point for gas fire, ceramic tiled floor, recessed lighting, cornice ceiling.

## Kitchen

13'2" x 16'9" (4.02 x 5.13)

Bowl and a half sink unit, composite worktops, extensive range of high and low units, built-in under oven, gas hob, integrated extractor fan, integrated dishwasher, tall larder, integrated under fridge, microwave, under strip lighting, concealed gas boiler.

## Dining Area

Panelled radiator, ceramic tiled floor, cornice ceiling, recessed lighting.

## Living Area

10'5" x 8'9" (3.18 x 2.68)

Panelled radiator, ceramic tiled floor, recessed lighting, rear door.

## Utility Room

7'1" x 5'0" (2.18 x 1.54)

Single drainer stainless steel sink unit, composite worktop, range of high and low level units, plumbed for washing machine, panelled radiator, corniced ceiling, recessed lighting.

## Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, half tiled walls, ceramic tiled floor, cornice ceiling, recessed lighting.

## First Floor

Landing, French door to balcony, panelled radiator, walk-in airing cupboard, hot press with shelving, recessed lighting.

## Bedroom

15'7" x 15'4" (4.75 x 4.69)

Into bay, double panelled radiator, recessed lighting, TV point.

## En-suite Shower Room

Comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, chrome radiator.

## Bedroom

9'6" x 8'7" (2.91 x 2.62)

Panelled radiator, uPvc double glazed French door to balcony, recessed lighting.

## Bathroom

Modern white suite comprising panelled bath, shower cubicle, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, chrome radiator, recessed lighting.

## Second Floor

Landing, recessed lighting.

## Bedroom

15'7" x 12'11" (4.75 x 3.94)

Double panelled radiator, recessed lighting, TV point.

## En-Suite Shower Room

Shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, chrome radiator, recessed lighting.

## Bedroom

13'0" x 15'5" (3.97 x 4.72)

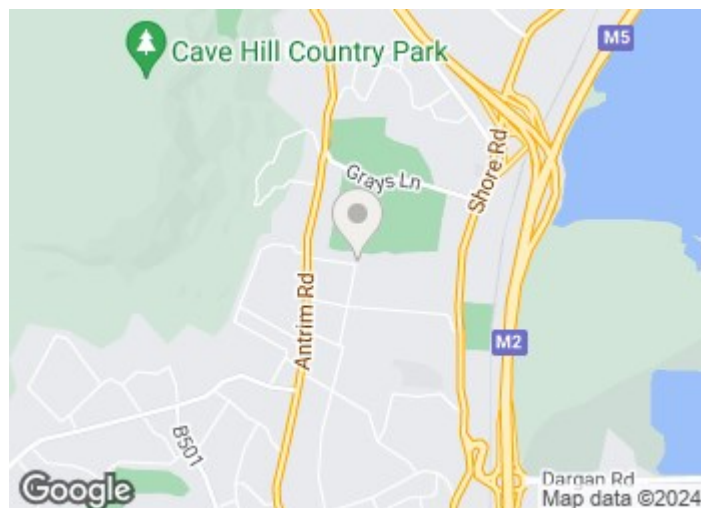
Double panelled radiator, walk-in wardrobe, TV point, recessed lighting.

## Roofspace

Slingsby type ladder, floored and sheeted, electric light.

## Outside

Brick paved front garden in driveway and car parking bays, side garden in lawn and rear in lawn with brick paved paths, outside light and tap.



## Directions





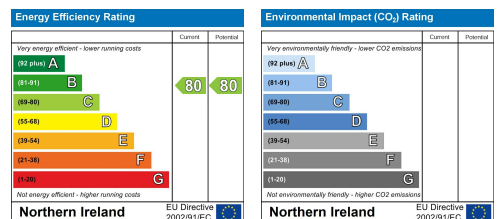
# Floor Plan

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Total Area: 169.4 m<sup>2</sup> ... 1823 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

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