

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**368 CASTLEREAGH ROAD, BELFAST, BT5 6AE**

**OFFERS AROUND £225,000**

A beautifully presented red brick semi-detached home on the popular Castlereagh Road, improved by the current owners over the last five years to include new kitchen and new bathroom, ideal for families or young professionals.

The accommodation includes entrance hall with ceramic tiled flooring, lounge with attractive hole-in-wall fireplace, bay window and wood laminate flooring. Generous dining room open to an excellent luxury kitchen, a great entertainment space which includes an excellent range of integrated appliances, ceramic tiled flooring and recessed spotlighting.

The first floor offers three bedrooms and a modern shower room comprising of walk-in shower cubicle with built-in shower, vanity unit, partly tiled floors, tiled flooring, and recessed spotlighting. Further benefits include central heating recently changed from oil to gas fired, modern uPVC double glazed windows, and generous tarmac driveway to front adding additional parking space.

Located in a convenient area close to a vast range of amenities and including an excellent garden to rear, comprising of generous lawn leading to raised timber decking. This property is both attractive, modern, and ideal for families or professionals wanting to both entertain and commute into Belfast city centre.



## Key Features

- Excellent Red Brick Semi-Detached Home In A Popular Location
- Luxury Kitchen With Range Of Integrated Appliances And Tiled Flooring
- Gas Fired Central Heating, PVC Double Glazed Windows & Tarmac Driveway
- Convenient Location Close To A Wide Range Of Local Amenities & Bus Routes
- Lounge With Hole-In-Wall Fireplace, Laminate Flooring And Bay Window
- Three Bedrooms And White Shower Room Suite On The First Floor
- Well Maintained Garden To Front And Generous Rear Lawn With Decking
- Ideal Purchase For A Range Of Buyers Including Families & Young Professionals



### Accommodation Comprises

#### Entrance Hall

Ceramic tile flooring, cupboard under stairs with gas fired boiler.

#### Lounge

12'0 x 10'0 (into bay)

Attractive hole in wall fireplace with tile inset and hearth, wood laminate flooring.

#### Dining Room

15'1 x 9'0

Ceramic tile flooring, recessed spotlighting, open to:

#### Kitchen

17'0 x 9'0

Modern range of high and low level units, wood effect worksurfaces, inset 1 1/4 bowl sink drainer, stainless steel sink unit with mixer tap, built-in wine rack, built-in under oven, inset induction hob, stainless steel splashback, stainless steel extractor hood, space for fridge freezer, integrated dish washer, plumbed for washing machine, space for tumble dryer, partly tiled walls, ceramic tile flooring, recessed spot lighting.

#### First Floor

#### Landing

#### Bedroom 1

12'1 x 9'0

#### Bedroom 2

10'0 x 9'0

#### Bedroom 3

6'0 x 6'0

#### Shower Room

Modern white suite comprising vanity unit with mixer tap, tiled splashback, walk-in shower cubicle with built-in shower, tiled walls, sliding shower doors, low flush w.c., tiled flooring, recessed spotlighting, extractor fan.

#### Outside

Generous tarmac driveway to front with additional parking space. Rear garden with good sized tarmac area leading to lawn and raised timber decking, garden shed.



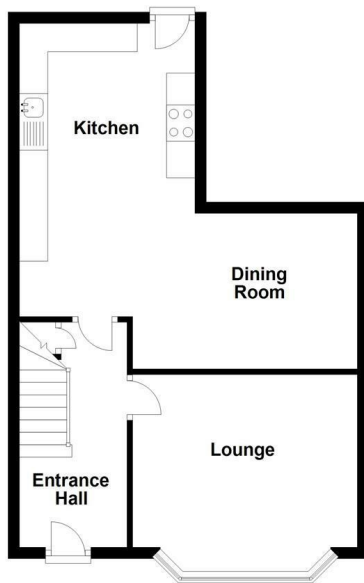




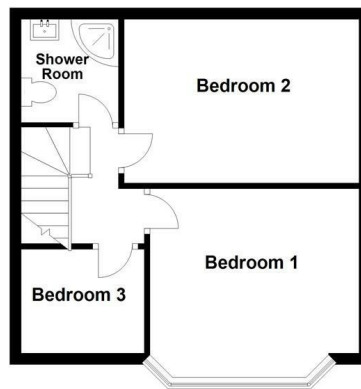




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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>	70	70
(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	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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