

## 19 Squires View, Belfast, BT14 8FS



- Beautifully Presented Extended Semi-Detached
- 3 Bedrooms
- 2+ Receptions
- Luxury Open Plan Kitchen/Living/Dining
- Spacious Sun Lounge
- Furnished Cloakroom
- Contemporary Four Piece Family Bathroom Suite
- Extensive Private Enclosed Garden to Rear
- Gas Fired Central Heating/PVC Double Glazed
- Popular Convenient Location

**PRICE Offers Over £199,950**

*Positioned on a fantastic corner site, this immaculately presented, extended, 3 bedroom semi detached home enjoys a well planned living layout. Comprising open plan living/kitchen/dining area, with a superb sun lounge, spacious living room, separate utility and furnished cloakroom, 3 bedrooms and a contemporary four piece family bathroom suite. Within close proximity to public transport and shops. An early viewing is highly recommended.*

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## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door into spacious, well presented entrance hall with quality herringbone laminate flooring extending into kitchen/living/dining.

### LOUNGE 14'9" x 9'10"

Feature cast iron multi fuel stove. Quality laminate flooring.

### LUXURY OPEN PLAN KITCHEN/LIVING/DINING 18'0" x 9'6"

Equipped with a comprehensive range of high and low level fitted units in matte black finish with contrasting laminate work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Space for free standing range style cooker with mirrored splash back. Overhead extractor fan housed in attractive wooden canopy. Integrated fridge freezer. Integrated microwave. Breakfast bar style return for casual dining. Part tiled walls. Recessed lighting. Open into:

### SUN LOUNGE 11'5" x 10'5"

Sky light. PVC double glazed French doors into rear garden.

### BEDROOM 4 9'10" x 5'2"

Presently used as utility. Plumbed for washing machine. Space for free standing tumble dryer. Sky light. Dual window aspect.

### FURNISHED CLOAKROOM

Comprising button flush WC, Vanity unit with wash hand basin and mono block tap. Part tiled walls in metro brick style. Tiled floor.

### FIRST FLOOR

Access to floored roof space via Slingsby ladder.

### BEDROOM 1 13'9" x 7'10"

Quality laminate flooring.

### BEDROOM 2 10'2" x 9'6"

Built in four bay mirrored slide robes.

### BEDROOM 3 9'10" x 6'6"

Built in storage cupboard. Quality laminate flooring.

### CONTEMPORARY FOUR PIECE FAMILY BATHROOM

Comprising tiled bath with hand shower attachment, fully tiled quadrant shower cubicle with drench style shower and hand shower attachment, Wall mounted vanity unit with wash hand basin and mono block tap, button flush WC. Fully tiled walls. Tiled floor. PVC panelled ceiling with recessed lighting.

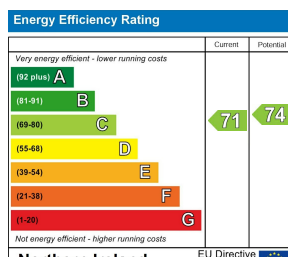
### OUTSIDE

Neat well maintained garden to front laid in lawn. Driveway to side for off street parking.

Private enclosed garden to rear, screened by perimeter fence, laid in part faux grass with patio area, perfect for family barbecues.

Garden house with lights and power.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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