



46 Clareglen, Belfast, BT14 8LU

- Detached Family Home
- Lounge; Separate Family / Dining Room
- Deluxe Bathroom With Three Piece Suite
- Generous Sized Private Driveway Area
- Views Towards Belfast Lough, Cave Hill & Belfast City
- Five Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Prime Site; Gardens Front And Rear
- Convenient Location; Immaculately Presented

Offers Over £249,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching double glazed side screens. Wood laminate floor covering. Stairwell leading to first floor.

LOUNGE 20'1" x 12'4"

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering. Hardwood, double glazed French doors leading to rear garden. Coving to ceiling.

FAMILY ROOM / DINING ROOM 10'9" x 10'4"

Picture window to front elevation. Wood laminate floor covering. Sliding panelled doors leading into:

KITCHEN WITH INFORMAL DINING AREA 16'7" x 10'4"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Matching upstands. Stainless steel circular sink with matching draining bay and mixer tap. Space for range oven with oversized stainless steel extractor canopy over. Space for fridge freezer. Space and plumbed for dishwasher. Splash back tiling to walls. Wood laminate floor covering. PVC panelling to ceiling with recessed spotlights inset. PVC double glazed rear door.



UTILITY ROOM 6'5" x 4'11"

High and low level storage units with melamine work surface area. Stainless steel circular sink unit with mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to wall. Tiled floor.

FIRST FLOOR

LANDING

Wood laminate floor covering. Study area. Stairwell leading to second floor.

PRINCIPAL BEDROOM 12'5" x 11'8" (plus robes)

Wood laminate floor covering. Elevated views towards Belfast Lough and Belfast City. Wall to wall fitted wardrobes with mirrored sliding doors. Access through wardrobe leading into:

FULLY TILED EN SUITE SHOWER ROOM

White three piece suite comprising quadrant shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. PVC panelled ceiling with spotlights inset.

BEDROOM 2 14'8" x 10'5" (wps)

Wood laminate floor covering. Elevated views towards Belfast Lough and Belfast City

BEDROOM 3 11'0" x 10'5"

Wood laminate floor covering.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white three piece suite comprising large, Jacuzzi style bath with spa jets and mixer tap, semi pedestal wash hand basin and WC. PVC panelled ceiling with recessed spotlights inset. Heated chrome towel radiator.

SECOND FLOOR

LANDING

Access into eaves storage.

BEDROOM 4 15'8" x 10'10" (wps)

Wood laminate floor covering. Access into eaves storage.

BEDROOM 5 10'10" x 10'5" (wps)

Wood laminate floor covering.

EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery. Private driveway area finished in tarmac with double gates leading to further driveway area finished in tarmac and decorative stone. Foundations laid for single garage (covered with decorative stone). Fully enclosed, low maintenance paved rear garden. Raised patio areas enjoying views towards Cave Hill and Belfast Lough. PVC fascia, soffits and rainwater goods. PVC oil storage tank. Warmflow, high efficiency oil fired central heating boiler (screened). External lighting. Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Immaculately presented, five bedroom, two reception detached family home with generous sized private driveway and fully enclosed rear garden, occupying a prime site enjoying elevated views towards Belfast Lough, Cave Hill and Belfast City, located within the popular Clareglan development, off Ballysillan Park, North Belfast. The property comprises entrance hall, spacious lounge with French doors leading to rear garden, separate family/dining room, modern fitted kitchen with informal dining area, five well proportioned bedrooms, to include principal bedroom with fully tiled en suite shower room, and deluxe, fully tiled family bathroom with white three piece suite. Externally the property enjoys private driveway area finished in tarmac with double gates leading to further driveway area finished in tarmac and decorative stone, foundations laid for single garage (covered with decorative stone), front garden finished in lawn and range of plants, trees and shrubbery, and fully enclosed, low maintenance paved rear garden. Other attributes include oil fired heating and double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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