



22 CASTLEGRANGE

Belfast, BT5 7GT

Offers around **£265,000**



END TOWNHOUSE | 3  | 3  | 2 

We are delighted to bring to the market this attractive three bedroom end townhouse off Ballygowan Road in East Belfast.

KEY FEATURES

- Fantastic Three Bedroom End Townhouse
- Convenient Location Offering Ease of Access for the City Commuter
- Versatile Layout, Can be Adapted to Suit Personal Needs
- Bright and Spacious Lounge
- Modern Fitted Kitchen with Casual Breakfast Bar Dining, Excellent Storage and French Doors to Juliet Balcony
- Three Well Appointed Bedrooms, Two with Ensuite Shower Rooms
- Fitted Family Bathroom with Modern White Suite
- Enclosed Private Rear Garden Ideal for Outdoor Entertaining
- Driveway with Private Off Street Parking for Two Cars
- Integral Garage with Excellent Storage, Light and Power
- Gas Fired Central Heating & Double Glazing Throughout
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Spacious Reception Hall

Lower Level

- Utility
- Bedroom Three with En Suite
12'1" x 10'3"

First Floor

- Living Room
16'4" x 15'11"
- Kitchen/Diner
15'11" x 15'3"

Second Floor

- Family Bathroom
- Bedroom One with En Suite Shower Room
18'2" x 15'11"
- Bedroom Two
15'11" x 10'9"

Outside

- Single Integral Garage
- Brick Paved Driveway
- Enclosed Private Rear Garden
- Raised Paved Patio



DIRECTIONS

Travelling along the Knock Road in the direction of Castlereagh, turn left on to Ballygowan Road. Take the fifth left turn on to Quarry Hill, then left on to Castlegrange. Number 22 is located on the roundabout to the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	74	74
39-54 E		
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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