

## 576a Antrim Road , Belfast, BT15 5GL

**£395,000**

Deceptively Spacious Modern Constructed And Beautifully Presented Family Home Situated Within This Highly Regarded Residential Section Of The Antrim Road

A fabulous modern constructed red brick detached villa holding a prime position set within a mews of 4 detached villas. The generously proportioned accommodation comprises 4 bedrooms, two en-suite shower rooms, dressing room, 2 reception rooms, spacious lounge with patio doors to walled garden, open plan integrated fitted kitchen with dining area into bay and modern white family bathroom. The dwelling further offers uPvc double glazed windows, alarm system, downstairs furnished cloakroom, utility room, pvc fascia and eaves and gas central heating. Remote entry gates with driveway and private gardens combine with the perfect location with Belfast Castle, Fortwilliam Golf Course and the City a short distance away with highly anticipated glider due to arrive.

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>			
(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	

# 576a Antrim Road

, Belfast, BT15 5GL



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

## Entrance Hall

Upvc double glazed entrance door, telephone point, panelled radiator, storage cupboard, utility room.

## Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, radiator, ceramic tiled floor, pvc walls, recessed lighting.

## Kitchen

20'2" x 13'3" (6.15 x 4.04)

Bowl and a half drainer stainless steel sink unit, extensive range of high and low level units, granite worktops, built-in high level oven, extractor fan, splash back, integrated fridge/freezer, integrated dishwasher, pvc panelled ceiling, recessed lighting, wood laminate floor.

## Dining Area into Bay

Wood laminate floor.

## Lounge

18'0" x 13'8" (5.49 x 4.17)

Attractive granite fireplace, electric fire, ceramic tiled floor, upvc double glazed patio doors, two double panelled radiators.

## Utility

Plumbed for washing machine, tumble dryer space, ceramic tiled floor.

## First Floor

Landing, panelled radiator, hotpress/copper cylinder.

## Bedroom

13'5" x 12'2" (4.11 x 3.73)

Double panelled radiator, twin built-in robe, wall light point.

## En-suite Shower Room

White suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled shower, partly tiled walls, panelled radiator, ceramic tiled floor, pvc ceiling, recessed lighting.

## Bathroom

White suite with chrome fittings comprising panelled bath, telephone hand shower, low flush wc, partly tiled walls, pvc ceiling, ceramic tiled floor, panelled radiator.

## Bedroom

16'2" x 8'5" (4.95 x 2.59)

Double panelled radiator, wall light points.

## Bedroom

17'5" x 12'2" (5.33 x 3.73)

Double panelled radiator, wall light point.

## Second Floor

## Bedroom

25'5" x 10'9" (7.75 x 3.28)

Feature window, double panelled radiators, wall light point.

## Dressing Room

Gas boiler, walk-in storage, wood laminate floor.

## En-suite Shower Room

White suite comprising corner shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator, recessed lighting, pvc ceiling.

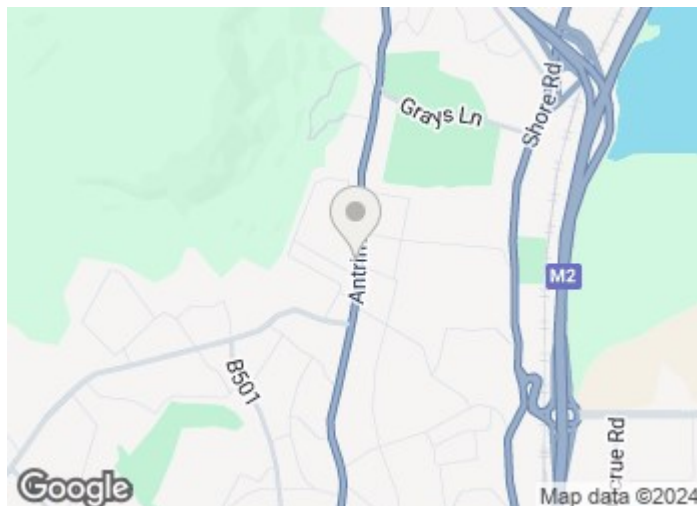
## Storage Cupboard

17'5" x 3'6" (5.33 x 1.09)

Wood laminate floor.

## Outside

Electric entrance gates, car parking to front, walled rear garden in patio.



## Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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