

73 Squires View , Belfast, BT14 8FS

Offers Over £190,000

Stunning Modern Built Semi Detached Villa Refurbished To "Show Home" Standards

Holding a private cul-de-sac position in this most popular development this extensively refurbished and luxuriously appointed family home will have immediate appeal. The superbly appointed interior comprises 3 bedrooms, master with en-suite, lounge with real effect wall mounted fire, integrated luxury fitted kitchen with raised oven, a 4 ring gas hob, integrated fridge freezer and breakfast bar open plan to informal dining space, downstairs furnished cloakroom and recently installed delux bathroom suite with triple width shower. The dwelling further offers gas fired central heating, recently installed Upvc double glazed windows & doors, Pvc fascia and eaves, rainwater goods, wired for alarm/cctv, extensive use of solid wood and ceramic floor coverings and has been maintained to the highest possible standard throughout. Extensive insulated garaging offers a unique opportunity for those wishing to work from home combines with the hard landscaped gardens and far reaching views to add the finishing touches to this immaculate home ideally suited to the family buyer - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		71	72
EU Directive 2002/91/EC			

73 Squires View

, Belfast, BT14 8FS



- Stunning Modern Built Semi Detached Villa
- Luxury Integrated Fitted Kitchen
- Gas Fired Central Heating
- Prime Cul-De-Sac Location
- Refurbished To "Show Home" Standards
- Recently Installed Delux Bathroom, Furnished Cloakroom
- Extensive Garaging
- 3 Bedrooms, Master With En-Suite
- Recently Installed Upvc Double Glazed Windows, Fascia And Eaves
- Hard Landscaped Gardens

Extended Entrance Porch

Pvc double glazed entrance door, outside light.

Entrance Hall

Ceramic tiled floor, under stairs storage, panelled radiator.

Furnished Cloakroom

Modern white suite comprising low flush WC, vanity unit, tiled splash back, ceramic tiled floor, panelled radiator.

Lounge

14'3" x 11'4" (4.35 x 3.47)

Solid wood flooring, real effect wall mounted fire, double panelled radiator.

Double Doors To:

Kitchen

18'11" x 9'8" (5.77 x 2.95)

Stainless steel sink unit with mixer, extensive range of high gloss high and low level units,

formica worktops, high level oven, integrated microwave, 4 ring gas hob, stainless steel and glass canopy extractor fan, tiled splash back, integrated dish washer, integrated fridge/freezer, larder unit, wine rack, breakfast bar, ceramic tiled floor, recessed lighting, feature radiator, pvc patio style doors.

First Floor

Landing, access to roofspace.

Bathroom

Fully tiled luxury white suite comprising triple width shower cubicle, thermostatically controlled drench style shower unit, telephone handset shower pedestal wash hand basin, low flush WC, partly tiled walls, ceramic tiled floor, recessed lighting.

Bedroom

11'6" x 10'1" (3.51 x 3.08)

Panelled radiator.

En-Suite

Fully tiled modern bathroom suite comprising shower cubicle with drench style shower, low flush WC, vanity unit, panelled radiator.

Bedroom

12'8" x 11'0" (3.87 x 3.36)

Built-in wardrobes, panelled radiator.

Bedroom

9'0" x 8'10" (2.75 x 2.70)

Panelled radiator.

Garage

25'6" x 19'3" at widest (7.79 x 5.87 at widest) Insulated garaging, roller shutter door, covered storage.

Outside

Ample tarmac driveway parking. Hard landscaped gardens to front in stones, low maintenance rear in stones, patio, bin store, outside light and tap.



Directions



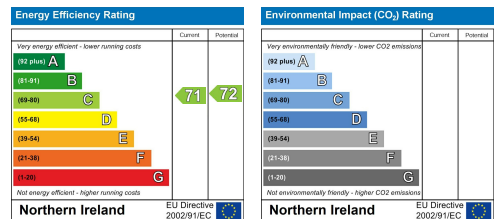
Floor Plan

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Total Area: 80.5 m² ... 867 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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