



## 9 Clare Hill , Belfast, BT14 8LY

**Offers Over £270,000**

Magnificent Modern Constructed Detached Villa Affording Panoramic Views Towards The Mourne Mountains.

Holding a prime cul-de-sac position within this highly regarded residential development this modern constructed detached villa will have immediate appeal. The richly appointed interior comprises 3 bedrooms, master bedroom with extensive range of built-in wardrobes, 2 reception rooms plus sunroom conservatory, fitted kitchen with open plan dining area and contemporary white bathroom suite. The dwelling further offers oil central heating, uPvc double glazed windows, en-suite shower room, utility room, downstairs furnished cloakroom and a host of fine features throughout.

Private enclosed landscaped gardens front and extensive rear with fabulous out door living areas including summer house with hot tub, Tahiti bar and feature BBQ area with sun decks, patio and mature shrubs, hedging and flower beds. A double garage and ample carparking add the finishing touches to a home which will impress.

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>		70	77
(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	

# 9 Clare Hill

, Belfast, BT14 8LY



- Stunning Detached Villa
- Modern White Bathroom Suite
- Sun Room, Utility Room
- Fabulous Landscaped Gardens
- 3 Bedrooms 2 Plus Reception Rooms
- Upvc Double Glazed Windows
- En-suite Shower Room, Furnished Downstairs Cloakroom
- Luxury Fitted Kitchen With Dining
- Oil Fired Central Heating
- Double Garage, Summer House

## Enclosed Entrance Porch

Upvc double glazed entrance door.

## Entrance Hall

Wood laminate floor, feature radiator.

## Furnished Cloakroom

Modern white suite comprising vanity unit, low flush wc, wood laminate floor, pvc ceiling.

## Through Lounge

18'2" x 12'11" (5.56 x 3.96)

Media wall with feature living flame electric fire, built-in shelving, double glazed patio doors, wood laminate floor.

## Sun Room

14'1" x 11'9" (4.31 x 3.60)

Wood laminate floor, recessed lighting, 2 panelled radiators, upvc patio doors to garden.

## Living Room

18'2" x 10'2" (5.56 x 3.10)

Picture window, wood laminate floor covering, panelled radiator, feature radiator.

## Kitchen

18'4" x 13'4" (5.61 x 4.07)

Bowl and a half white composite sink unit, extensive range of high and low units, formica work tops, cooker space, ceramic canopy extractor fan, integrated dishwasher, tall larder, fridge freezer space, porcelain tiled floor.

## Dining Area

Feature radiator.

## Utility Lobby

19'1" x 6'2" (5.84 x 1.90)

Upvc double glazed exterior doors, range of high and low level units, formica worktop, fridge freezer space, panelled walls, ceramic tiled floor.

## First Floor

Landing, wood laminate floor.

## Bedroom

18'2" x 12'11" (5.56 x 3.96)

Range of built-in side robes, wood laminate floor, panelled radiator.

## Bedroom

12'0" x 10'2" (3.66 x 3.10)

Range of built-in side robes, wood laminate floor, panelled radiator.

## Bedroom

13'5" x 8'0" (4.11 x 2.44)

Velux roof light, panelled radiator

## En- Suite Shower Room

Modern white suite comprising shower cubicle, thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc, pvc panelled walls and ceiling, recessed lighting.

## Bathroom

Modern white suite comprising panelled bath, vanity unit, low flush wc, half tiled walls, ceramic tiled floor, chrome radiator, pvc ceiling, recessed lighting, airing cupboard.

## Roofspace

Slingsby type ladder, floored, hot press cylinder.

## Double Garage

20'0" x 16'6" (6.10 x 5.03)

Up and over door, light and power, pvc double glazed rear door. Driveway ample car parking.

## Outside

Landscaped gardens front side and rear heavily stocked in lawns shrubs and flower beds, extensive decking with patio areas, Tahiti bar, BBQ area, stainless steel sink with hot and cold water, outside light and tap.

## Summer House

17'0" x 12'0" (5.20 x 3.68)

Upvc double glazed patio doors leading to deck light and power. Plumbed for hot tub.



## Directions



# Floor Plan

9 Clare Hill, BELFAST, BT14 8LY



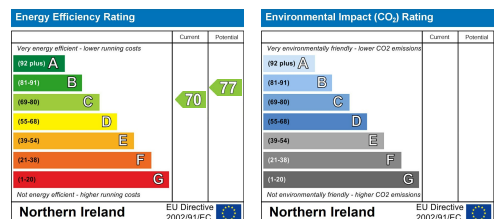
Ground Floor



First Floor

Total Area: 132.4 m<sup>2</sup> ... 1425 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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