

**Tim Martin**  
— .co.uk



**17 Casaeldona Gardens  
Belfast  
BT6 9RQ**

**Offers Around  
£210,000**

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## SUMMARY

This well presented detached bungalow is situated in this much sought after residential area, and is perfect for first time buyers, family or those looking to downsize, with convenience and ease of maintenance in mind.

The open plan living and dining room, with open fire, leads seamlessly to both the kitchen and rear garden and creates the heart of the home. The accommodation is completed by three good sized bedrooms and shower room. The property is fitted with gas fired central heating and uPVC double glazing,

Outside, the driveway leads to the detached garage and parking. The easily maintained rear gardens have the benefit of being south west facing making it ideal for enjoying long summer evenings.

The property is located just off Upper Knockbreda Road, providing ease of access to Forestside Shopping Centre and Belfast City Centre and within close proximity to many leading primary and secondary schools.

## FEATURES

- Well Presented Detached Bungalow Situated In This Popular Residential Area
- Three Good Sized Bedrooms
- Spacious Lounge With Open Fire
- Dining Area With Sliding Patio Door Onto Decking Area
- Modern Fitted Kitchen And Shower Room
- Gas Fired Central Heating And uPVC Double Glazing
- Driveway Leading To Detached Garage
- Perfect For Those Wishing To Downsize Or Young Family
- Ease Of Access To Forestside Shopping Centre, Belfast City Centre And Leading Primary And Secondary Schools

## **Entrance Hall**

Glazed uPVC entrance door; wood laminate floor; cloakroom; access to roofspace (via slingsby type ladder partially floored; gas fired boiler)

## **Lounge**

**17'0 x 13'5 (5.18m x 4.09m )**

Beautiful cast iron style fireplace with open fire; slate hearth; recessed spotlights; TV aerial connection point; corniced ceiling; open plan through to:-

## **Dining Room**

**9'11 x 8'4 (3.02m x 2.54m )**

Wood laminate floor; uPVC glazed sliding patio door to rear.

## **Kitchen**

**11'10 x 7'10 (3.61m x 2.39m)**

Good range of modern laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; integrated electric under oven with 4 ring ceramic hob; extractor fan over; space for fridge / freezer; space and plumbing for dishwasher; wood laminate worktops; tiled splashback; tiled walls; wood laminate floor; glazed uPVC door to rear; tongue and groove with recessed spotlights.

## **Bedroom 1**

**9'11 x 7'5 (3.02m x 2.26m)**

Max Measurements

Currently being used as a dressing room.

## **Bedroom 2**

**11'11 x 9'10 (3.63m x 3.00m )**

Wood laminate floor.

## **Bedroom 3**

**11'1 x 8'11 (3.38m x 2.72m )**

Built in wardrobe and shelving.

## **Shower Room**

**7'10 x 5'10 (2.39m x 1.78m )**

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower door; wall mounted wash hand basin with mono mixer taps and vanity unit under; close coupled WC; tiled floor; recessed spotlights; towel radiator; extractor fan.

## **Outside**

Concrete paved driveway leading to:-

## **Detached Garage**

**21'9 x 9'9 (6.63m x 2.97m)**

Up and over door; light and power points; side access; space and plumbing for washing machine and tumble dryer.

## **Gardens**

Front gardens laid out in lawn.

Enclosed south - west facing rear gardens with spacious paved patio and decking areas; outside lights and water tap.

## **Tenure**

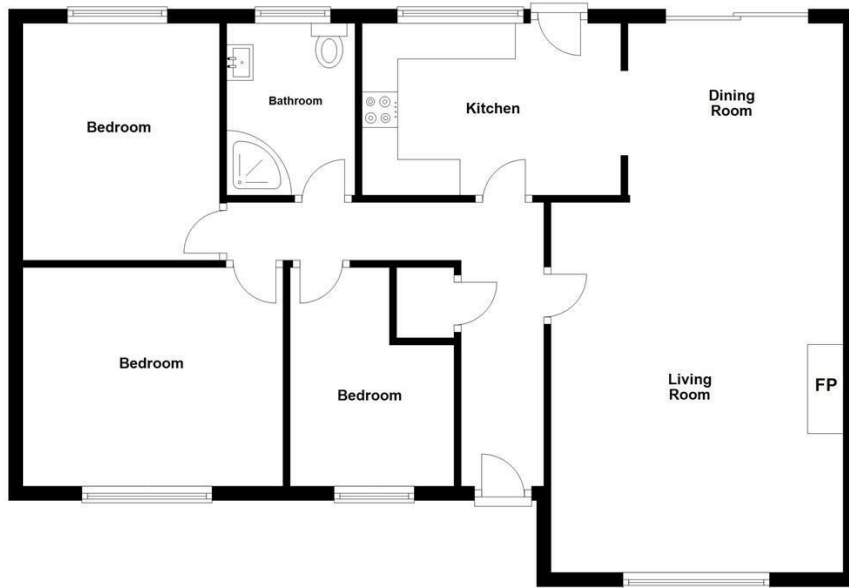
Leasehold

## **Capital / Rateable Value**

£170,000. Rates Payable = £1546.66 per annum (approx)

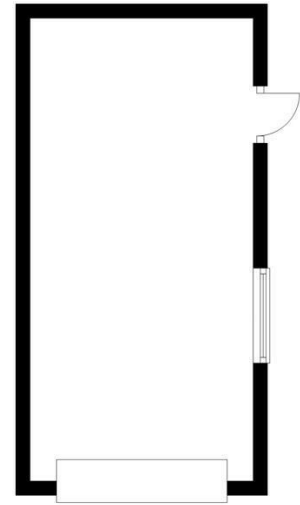
### Ground Floor

Approx. 79.5 sq. metres (855.2 sq. feet)



### Garage

Approx. 19.8 sq. metres (213.1 sq. feet)

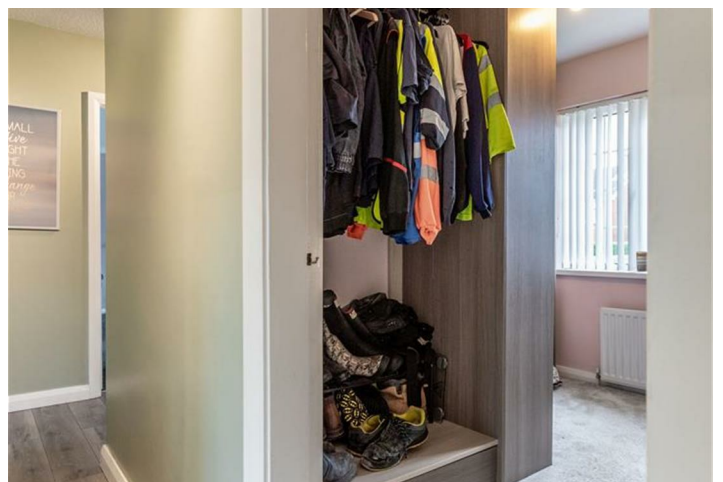


Total area: approx. 99.3 sq. metres (1068.3 sq. feet)

Photography and Floor Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**17 Casaeldona Gardens, Belfast**











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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