



This charming semi detached property is the perfect buy for first time buyers and downsizers. Located in the highly desirable Stormont area, you are only a few minutes walk from Stormont Estate, a Glider stop and popular cafes. Ballyhackamore Village and its array of shops and restaurants is only a mile away.

The accommodation comprises of lounge open plan to casual dining area, separate kitchen and three bedrooms. Externally the property benefits from driveway parking and a delighted private and enclosed hard landscaped garden to the rear.

Offers Over  
£195,000

36 Castleview Road,  
BELFAST,  
BT5 7AX

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Delightful well maintained semi detached home
- Lounge with feature fireplace open plan to dining area
- Kitchen with generous storage cupboard
- Three bedrooms, third currently used as a study
- Shower roo with white suite
- uPVC Double Glazing/gas central heating
- Paviour driveway parking
- Generous private and enclosed paviour rear garden area
- A short stroll to Stormont Estate, cafes and the Glider transport network



The Property Comprises:

### Ground Floor

uPVC front door to . . .

ENTRANCE HALL:

LOUNGE/DINING: 20' 4" x 12' 9" (6.2m x 3.89m) (at widest points). Feature fireplace with electric fire.

KITCHEN: 15' 2" x 6' 4" (4.62m x 1.93m) Modern fitted kitchen with range of high and low level units, stainless steel single drainer sink unit, alcove for cooker, extractor canopy, plumbed for washing machine, part tiled walls, tiled floor, understairs storage cupboard with gas fired boiler and lagged copper cylinder.



## First Floor Return

**SHOWER ROOM:** White suite comprising low flush wc, shower cubicle with electric shower, vanity sink unit, fully tiled walls, ceramic tiled floor, chrome heated towel rail.



## First Floor

**LANDING:** Access to roofspace.

**BEDROOM (1):** 9' 7" x 9' 4" (2.92m x 2.84m)

**BEDROOM (2):** 10' 2" x 7' 5" (3.1m x 2.26m)

**BEDROOM (3):** 6' 4" x 6' 0" (1.93m x 1.83m) Built-in robe.



## Outside

**FRONT:** Fully paved driveway parking.

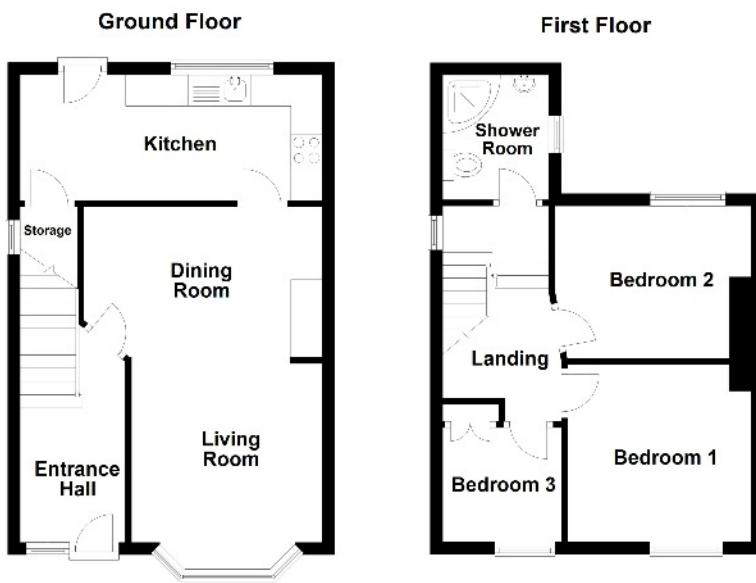
**REAR:** Generous, fully paved rear gardens, outside light and tap.



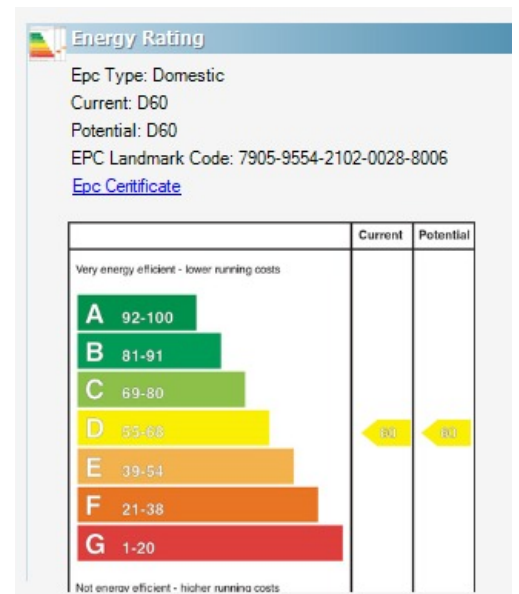


Location:

Heading out of town on the Upper Newtownards Road, Castleview Road is located on the right, just before the Stormont Hotel.



36 Castleview Road, Belfast



Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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