

## 21 Clare Heights , Belfast, BT14 8LG

**Offers Around £275,000**

Stunning Extended Modern Built Semi Detached Villa Holding An Extensive Site With Panoramic Views. Purpose Built 2 Storey Annex.

This stunning family home has been significantly extended to maximise the magnificent site and will have immediate appeal. The contemporary interior of the main dwelling comprises 4 bedrooms, master with new en-suite, lounge with double doors leading to the sunroom with media wall and underfloor heating, modern fitted kitchen with dining and new deluxe bathroom suite. The dwelling further offers uPvc double glazed windows, doors, pvc fascia and eaves, gas central heating, extensive use of wood laminate and ceramic floor coverings and has been presented to the highest standard throughout. A purpose built 2 storey annex with own double door entrance and internal link to the main home comprises master bedroom with walk-in dressing room, new bathroom suite, spacious lounge and modern fitted kitchen with dining area with gas central heating and Upvc double glazed windows. Externally the property is positioned on one of the most impressive sites in the development with extensive brick paver parking, elevated landscaped gardens to the rear in mature lawn and hard landscaped areas, offering delightful views to the Cavehill Country Park

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 21 Clare Heights

## , Belfast, BT14 8LG



- Stunning Extended Modern Built Semi Detached Villa
- Contemporary Kitchen With Dining
- Upvc Double Glazed Windows, Doors
- Purpose Built 2 Storey Annex
- Newly Installed Deluxe Bathroom
- Gas Central Heating
- 5 Bedrooms, 3 + Reception Rooms
- Newly Installed Deluxe En-Suite
- Magnificent Elevated Site With Views

### Entrance Hall

Composite double glazed entrance door, window seat, ceramic tiled floor, recessed lighting, panelled radiator.

### Lounge

16'1" x 15'3" (4.92 x 4.66)

Wall mounted real effect fire, wood laminate floor, double panelled radiator, pvc double doors.

### Sunroom

15'5" x 15'3" at widest (4.70 x 4.66 at widest)

Underfloor heating, ceramic tiled floor, media wall, double panelled radiator, recessed lighting, pvc double doors.

### Kitchen with Dining Area

15'8" x 10'5" (4.79 x 3.19)

Composite bowl and a half sink unit, extensive range of high gloss high and low level units, formica worktops, built-in oven and ceramic hob, black glass splash back, stainless steel canopy extractor fan, integrated dishwasher, integrated microwave, fridge and freezer housing, tall larder, plumbed for washing machine, partly tiled walls, wood laminate floor, pvc double glazed door.

Dining Area : feature radiator, picture window.

### First Floor

Landing.

### Bathroom

Fully tiled contemporary white suite comprising free standing bath, waterfall effect chrome fittings, vanity unit, smart mirror, low flush wc, Lvf flooring, feature radiator.

### Bedroom

11'10" x 7'7" (3.63 x 2.32)

Panelled radiator.

### Bedroom

12'0" x 7'11" (3.68 x 2.42)

Velux style window, panelled Radiator

### Bedroom

11'8" x 6'4" (3.56 x 1.95)

Velux style window, panelled radiator.

### Bedroom

10'8" x 10'1" (3.26 x 3.09)

Double panelled radiator.

### En-suite

Contemporary white suite comprising fully tiled shower cubicle, drench style shower, telephone handset shower, vanity unit, smart mirror, low flush wc, extractor fan, feature radiator.

### 2 Storey Annex

#### Kitchen

16'4" x 10'6" (4.99 x 3.21)

Bowl and a half single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls, wood laminate floor, panelled radiator, pvc double doors.

#### Lounge

20'6" x 13'4" (6.25 x 4.08)

Wood laminate floor, double panelled radiator, under stairs storage.

### First Floor

Landing, internal access to main dwelling.

### Bathroom

Fully tiled contemporary white suite comprising shower cubicle vanity, drench style shower, telephone handset shower, smart mirror, low flush wc, ceramic tiled floor, pvc ceiling, feature radiator.

### Bedroom

15'4" x 9'4" (4.68 x 2.85)

Wood laminate floor, double panelled radiator.

### Walk-In Wardrobe

6'0" x 5'8" (1.85 x 1.75)

Wood laminate floor.

### Garden Room

16'0" x 10'10" (4.90 x 3.32)

Pvc double doors, electric.

### Outside

Ample brick paver driveway parking, Mature private elevated site in lawns, har landscaped areas in stones and patio, shrubs and flower beds with southernly aspect with panoramic views over Cavehill Country Park and Belfast Lough beyond. Outside light, tap and power.

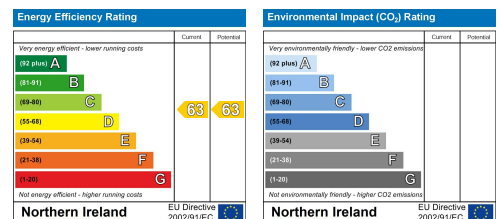


## Directions



# Floor Plan

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