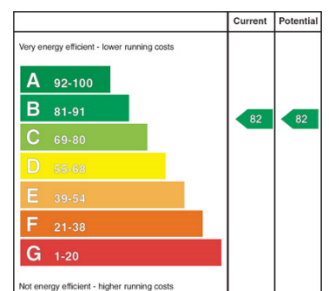




20 CASTLEGOWAN DRIVE, BELFAST, BT5 7WJ
FOR SALE: £295,000

Beautifully Presented Recently Built Semi-Detached Home
Extremely Well Presented Throughout
Good Sized Lounge with Feature Gas Fire
Large Kitchen With Integrated Appliances and an Island
Three Good Sized Bedrooms
Family Bathroom and En-suite Shower Room
Gas Fired Central Heating
Enclosed Rear Garden
Driveway Parking

9340-3980-8090-2099-7365



We are delighted to bring this stunning recently built red bricked Semi-Detached home to the market. Built in 2021 the property is sure to appeal to a wide range of potential purchasers and benefits from having seven years remaining on its NHBC warranty cover.

The property is beautifully presented throughout and consists of a good sized lounge with feature electric fire and wooden floor laid in herringbone fashion, a large kitchen with an island, and separate w.c. to the ground floor. The first floor consists of three bedrooms with the master having an ensuite shower room and family bathroom.

As well as being conveniently located within easy commute to Belfast City Centre the property has fabulous views over Belfast and surrounding area, it is also near to the development play ground.

THE PROPERTY COMPRISES:

Ground Floor

Composite front door to:

HALLWAY: Ceramic tiled floor, double panelled radiator.

LIVING ROOM: 15' 5" x 11' 10" (4.7m x 3.6m) Solid wood flooring laid in Herringbone style, feature electric fire with media wall surround, double panelled radiator.



KITCHEN: 12' 6" x 19' 4" (3.8m x 5.9m) Ceramic tiled floor, low voltage spotlights, double panelled radiator, storage cupboard, range of high and low level solid wood, shaker style kitchen units, quartz work top, upstand and splash back, centre island, 1 1/2 bowl stainless steel 'Frankie' sink unit with mixer tap, range of integrated appliances including, 'Hoover' double electric oven, 4 ringed electric hob, fridge freezer, 'Candy' washer dryer, dishwasher, cupboard containing 'Ariston' gas boiler with 7 year warranty remaining, double doors to the rear garden.



SEPARATE WC: Ceramic tiled floor, double panelled radiator low voltage spotlights, white suite comprising wash hand basin with mixer tap and tiled splashback, low flush w.c.

Stairs to:

First Floor

LANDING: Storage cupboard, access to roof space which is floored and has a light.

BEDROOM (1): 13' 7" x 10' 10" (4.15m x 3.29m) Double panelled radiator.

ENSUITE SHOWER ROOM: 3' 3" x 9' 2" (1m x 2.8m) Ceramic tiled floor, chrome ladder radiator, extractor fan, white suite comprising, wash hand basin with mixer tap and tiled splash back, low flush w.c., tiles shower cubicle with thermostatically controlled shower.



BEDROOM (2): 12' 2" x 10' 4" (3.7m x 3.15m) Double panelled radiator.



BEDROOM (3): 10' 2" x 8' 2" (3.1m x 2.5m) Double panelled radiator.



BATHROOM: 8' 6" x 7' 3" (2.6m x 2.2m) Ceramic tiled floor, partially tiled walls, chrome ladder radiator, extractor fan, white suite comprising vanity unit with mixer tap and tiled splashback, low flush w.c., panel bath, tiled shower cubicle with 'Redring' electric shower. low voltage spotlights.



Outside

Front: Driveway in tarmac, brick paviour, lawn with metal railings.

Rear: Enclosed garden brick paviour patio area, decked area and lawn. Fantastic views over Belfast.



LOCATION: Heading out of Belfast on the Ballygowan Road turn left into Quarry Lane, then a right into Castlegowan Place. Follow the road round and turn right into Castlegowan Drive. Number 20 is on the left.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.

Lettings and Management Department

AMPmni have an experienced and award winning professional lettings and management department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 90673777**

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