

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**57 CASTLEHILL ROAD, BELFAST, BT4 3GP**

**OFFERS AROUND £435,000**

A deceptively spacious detached family home boasting four double bedrooms, three generous receptions and a fantastic garden, on the much sought after Castlehill Road.

The accommodation comprises of spacious entrance hall finished in a original wood strip flooring, leading to a generous through lounge with carved wood fireplace and sliding patio doors to garden. Furthermore, another two separate reception rooms to include dining room and living room with hole-in-wall feature fireplace including multi-fuel burning stove, and original wood strip flooring. Spacious kitchen with an extensive range of units, quartz worktops and range of integrated appliances including generous breakfast area.

The first floor offers four double bedrooms, two with wood laminate flooring. Family bathroom comprising of modern white suite, jet stream bath, large walk-in shower cubicle with built-in shower, part PVC wall cladding and part tiled walls, with ceramic tiled flooring. Additional to this is a separate shower room comprising of walk-in shower cubicle with electric shower and PVC wall cladding.

The outside offers excellent gardens to front and rear, including generous lawn to the rear with patio area, flowerbeds and boundary hedging. Other benefits include an attached garage with roller shutter door and gated driveway. A real family home that is ideal for any family wanting to put their own stamp on it, and offering all the accommodation they need in an excellent location.



## Key Features

- Excellent Detached Family Home In A Popular Residential Area
- Spacious Kitchen With Integrated Appliances And Breakfast Area
- Family Bathroom With Jet Stream Bath And Separate Shower Room
- Attached Garage And Excellent Gardens To Both Front And Rear
- Three Generous Reception Rooms To Include Lounge, Living & Dining
- Four Double Bedrooms On First Floor, Two With Wood Laminate Flooring
- Oil Fired Central Heating System & Upvc Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Original wood strip flooring.

#### Cloak Cupboard

Cloak space. Plumbing for washing machine.

#### Through Lounge

17'0 x 10'1

Carved wooden fireplace and marble inset with hearth, sliding patio doors to garden.

#### Living Room

13'0 x 10'1

Hole-in-wall feature fireplace with multi-fuel burning stove and slate tiled hearth. Original wood strip flooring.

#### Dining Room

12'0 x 7'0

Wood panel ceiling.

#### Kitchen

14'0 x 11'1

Extensive range of high and low level units, quartz worktops with upstand and single drainer to inset 1 1/4 bowl stainless steel sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, wine cooler, display cabinet, 5 ring induction Rangemaster cooker, integrated extractor hood, part tiled walls, ceramic tiled flooring, open to breakfast area. Timber panel ceiling with recessed spotlighting.

#### First Floor

#### Landing

Part wood laminate flooring with study area.

#### Bedroom 1

14'0 x 11'1

(into bay)

#### Bedroom 2

11'0 x 10'1

Wood laminate flooring.

#### Bedroom 3

11'0 x 10'1

Wood laminate flooring.

#### Bedroom 4

13'1 x 9'1

(into bay)

#### Bathroom

Modern white suite comprising jet stream bath with mixer tap, large walk-in shower cubicle with built-in shower and sliding shower doors, vanity unit with mixer tap, low flush WC, part PVC wall cladding, part tiled walls, period feature radiator, ceramic tiled flooring, recessed spotlighting.

#### Shower Room

White suite comprising walk-in shower cubicle with electric shower and sliding shower doors, wash hand basin, low flush WC. PVC wall cladding, recessed spotlighting, extractor fan.

#### Outside

Good size front and rear garden with generous lawn, patio area and flowerbeds with boundary hedging. Boiler house.

#### Attached Garage

18'0 x 10'0

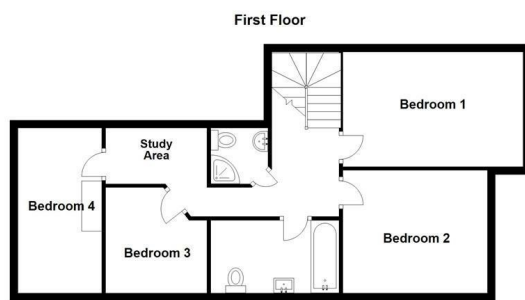
Light and power. Plumbed for washing machine. Roller shutter door.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanItUp

**57 Castlehill Road, Belfast**

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	62
(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	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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