

## 24 Clare Heights , Belfast, BT14 8LG

**Offers In The Region Of  
£199,950**

Stunning Refurbished Modern Built Semi Detached Villa Affording Panoramic Views Across Belfast

A stunning refurbished modern built semi detached family home providing outstanding views set within this most popular development. The immaculate family accommodation comprises 4 bedrooms, spacious lounge with multi-fuel stove, recently installed luxury kitchen, and recently installed deluxe bathroom suite. The dwelling further offers an impressive master bedroom with en-suite shower room, built-in mirrored slide robes, uPvc double glazed windows, oil fired central heating, extensive use of quality flooring and decoration throughout, ample car parking and superb rear gardens with panoramic views across Belfast. Immaculately presented and designed for today's flexible and demanding family life with little to do but move in and enjoy - Early Viewing is highly recommended.

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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		53	70
EU Directive 2002/91/EC			

# 24 Clare Heights

, Belfast, BT14 8LG



- Stunning Modern Built 4 Bedroom Semi Detached
- Recently Installed Luxury Kitchen
- Double Glazed Windows
- Outstanding Views over Belfast
- Panoramic Views Across Belfast And Mournes Beyond En-Suite Shower Room
- Recently Installed Deluxe Bathroom
- Ample Driveway Parking
- Spacious Lounge
- Gas Fired Central Heating
- Low Maintenance Gardens

### Entrance Hall

UPvc double glazed entrance door, panelled radiator, ceramic tiled floor.

### Lounge

16'7" x 14'1" (5.05 x 4.29)

Multi-fuel stove, uPvc double glazed sliding patio doors, media wall, panelled radiator, ceramic tiled floor.

### Kitchen

10'5" x 17'2" (3.18 x 5.23)

Composite bowl and a half sink unit, extensive range of high and low level units, formica worktops, built-in under oven and 4 ring gas hob, integrated dish washer, integrated microwave, integrated washing machine, glass extractor fan, plumbed for washing machine, american style fridge/freezer space, partly tiled walls, ceramic tiled floor.

Dining Area - Ceramic tiled floor, feature radiator, uPvc double glazed rear door.

### First Floor

Landing.

### Bedroom

11'3" x 6'5" (3.43 x 1.96)

Panelled radiator, wood laminate floor.

### Bedroom

12'1" x 7'6" (3.68 x 2.29)

Panelled radiator, wood laminate floor, Velux roof light.

### Bedroom

11'11" x 6'8" (3.63 x 2.03)

Panelled radiator, Velux roof light.

### Bedroom

10'9" x 9'0" (3.28 x 2.74)

Range of built-in slide robes.

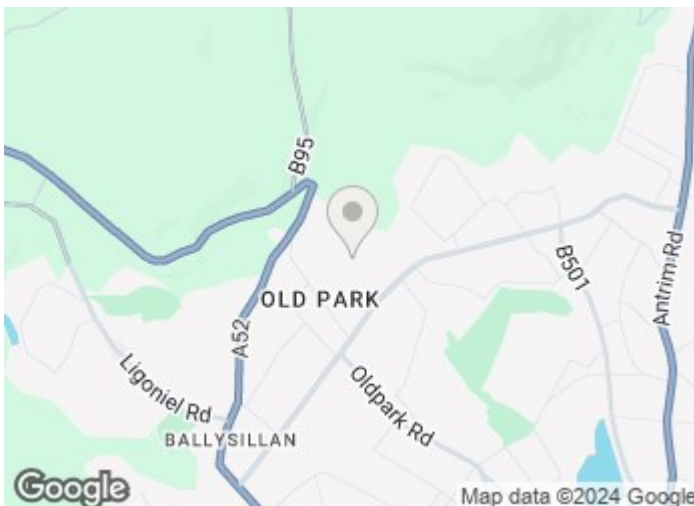
En-Suite in white suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

### Bathroom

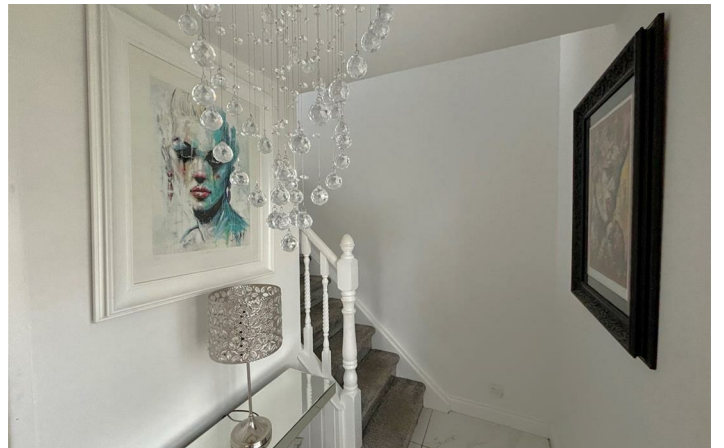
Luxury fully tiled white suite comprising panelled bath, shower screen, pedestal wash hand basin, low flush wc, tiled walls, ceramic tiled floor.

### Outside

Gardens front in lawns, shrubs and flowerbeds, driveway, low maintenance rear in patio, stones, shrubs, storage, outside tap, stunning views over Belfast.



### Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

