

44 GARNOCK HILL, BLACKS ROAD, BELFAST, CO. ANTRIM, BT10 0AW



A striking and extended detached residence perfectly placed commanding this superior setting within this extremely desirable and sought-after private cul de sac setting that seldom becomes available, adjacent to Colin Glen Golf Club with its many facilities and with modern well-appointed accommodation extending to around an impressive 1347 sq ft, this extraordinary detached home is one of the very few homes available in this much desired location that is within reach of lots of schooling, shops, and transport links, not to mention the motorway network.

With a higher-than-average energy rating (EPC C-73) and being offered for sale chain-free, this magnificent home is not to be missed, and the sizeable accommodation is briefly outlined below.

Three good-sized bedrooms, the principal bedroom with built-in mirrored slide robes, and a private en-suite shower room. There is also a handy storage cupboard on the landing, which completes the first floor.

On the ground floor there is an entrance hall leading to a bright and airy living room and a luxury fitted kitchen, which is open plan to a contemporary, sizeable dining/entertaining area that has access to a separate Upvc double-glazed conservatory. In addition, the home enjoys a further separate family room, which adds to the internal appeal of this beautiful family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £299,950

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Key Features

- Superior, well maintained and presented detached family home superbly placed in this quiet cul de sac position just off the established Blacks Road.
- Three excellent, bright, comfortable bedrooms - principal bedroom with private en-suite shower room.
- Three reception rooms to include a feature Upvc double glazed conservatory.
- Luxury fitted kitchen open plan to sizeable dining / entertaining area.
- White bathroom suite.
- Gas fired central heating / double glazing / Higher-than-average energy rating (EPC C-73)
- Chain free and close to lots of schools, shops and transport links as well as the motorway network.
- Low maintenance, enclosed rear garden and off road car-parking.
- Glider service accessible on the Stewartstown Road as well as an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities.
- Viewing strongly recommended!





GROUND FLOOR

Hardwood glass panelled front door to;

ENTRANCE HALL

Wooden effect strip floor.

LIVING ROOM

17'0 x 12'6

Wooden effect strip floor, cornicing, feature double doors to;

LUXURY KITCHEN / DINING AREA

26'1 x 10'1

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, beautiful tiled floor, open plan to sizeable dining / entertaining space, access to;

UPVC DOUBLE GLAZED CONSERVATORY

13'0 x 9'10

Laminated wood effect floor, Upvc double glazed double doors to enclosed garden.

FAMILY ROOM

17'6 x 9'11

Wood strip floor.

FIRST FLOOR

LANDING

Storage.

PRINCIPLE BEDROOM 1

18'5 x 9'9

Built-in mirrored slide robes.

ENSUITE SHOWER ROOM

Shower cubicle, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, towel warmer, partially tiled walls, Velux window.

BEDROOM 2

12'10 x 12'5

Laminated wood effect floor, built-in mirrored slide robes.

BEDROOM 3

11'5 x 9'1

Velux window.

LUXURY SHOWER SUITE

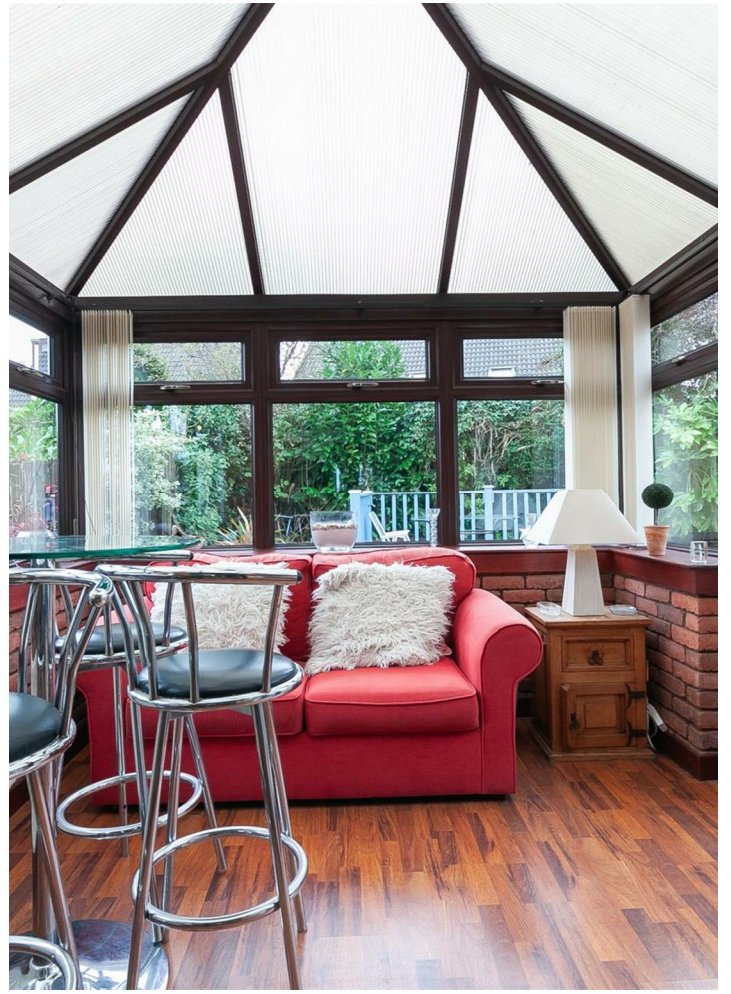
Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, Velux window, contemporary tiled walls and floor.

OUTSIDE

Low maintenance rear garden and brick paviour patio, outdoor tap, well maintained front garden, brick paviour driveway, off street carparking.

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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 Conor on .

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. 16903757

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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