

Tim Martin
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**284 Castlereagh Road
Belfast
BT5 6AD**

**Offers Around
£210,000**

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SUMMARY

Situated on the ever popular Castlereagh Road, this charming red brick semi detached house is perfect for the first time buyer, young couple or family.

Beautifully presented throughout the property boasts superbly appointed accommodation with a touch of character and charm. The ground floor enjoys a bright and spacious lounge with bay window, dining room and a modern fitted kitchen. The first floor comprises of three well proportioned bedrooms and a bathroom with a modern white suite. The property is further enhanced with PVC double glazing and oil fired central heating.

Outside, a spacious paved driveway provides excellent off-street parking to the front of the residence. To the rear, a large store with light and power and enclosed rear gardens laid out in lawn with spacious paved patio area completes this superb home.

This beautiful home is within walking distance of many renowned local primary and secondary schools, local eateries, coffee shops, public transport links and play parks, whilst Tesco superstore is only a short distance away. Forestside shopping centre, Belfast city centre, George Best Belfast City Airport and Hospitals are all within close proximity and easily accessible.

FEATURES

- Charming Red Brick Semi Detached Home Situated In The Ever Popular Castlereagh Road
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen And Bathroom With White Suite
- Spacious Driveway Providing Excellent Off Street Parking
- Large Store With Light And Power To The Rear
- Enclosed Rear Gardens With Spacious Paved Patio Area
- Oil Fired Central Heating And PVC Double Glazing
- Within Close Proximity To An Excellent Range Of Primary And Secondary Schools
- Convenient To Belfast City Centre By Road And Excellent Public Transport Links

Entrance Hall

Glazed PVC entrance door; wood laminate floor; telephone connection point; under stairs storage cupboard; corniced ceiling; picture rail.

Lounge

12'3 x 10'5 (3.73m x 3.18m)

(Into bay window)

Modern granite fireplace with matching hearth; marble fire surround; wood laminate floor; corniced ceiling; picture rail; bay window; TV aerial connection point.

Dining Room

10'6 x 10'0 (3.20m x 3.05m)

Modern granite fireplace with matching hearth; marble fire surround; wood laminate floor; corniced ceiling; picture rail.

Kitchen

15'10 x 5'5 (4.83m x 1.65m)

Excellent range of painted finish high and low level cupboards and drawers incorporating single drainer sink unit with swan neck mixer taps; integrated Zanussi electric double oven with Logik 4 ring ceramic hob; Hotpoint extractor hood with glass inset over; space and plumbing for dishwasher; space for fridge / freezer; formica worktops; tiled splashback; wood laminate floor; recessed spotlights; glazed PVC door to side.

First Floor / Landing

Access to roofspace (via slingby type ladder - floored and light point).

Bedroom 1

10'6 x 9'2 (3.20m x 2.79m)

Corniced ceiling; picture rail.

Bedroom 2

7'5 x 6'3 (2.26m x 1.91m)

Built in wardrobe; corniced ceiling; picture rail.

Bedroom 3

10'5 x 9'2 (3.18m x 2.79m)

Corniced ceiling; picture rail.

Bathroom

6'1 x 4'11 (1.85m x 1.50m)

Modern white suite comprising tiled panel bath with chrome taps; Mira Vie electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with corner taps; low flush WC; part tiled walls; vinyl floor; hotpress with copper cylinder.

Outside

Spacious paved driveway providing excellent off street parking to the front of the property.

Store

22'1 x 10'5 (6.73m x 3.18m)

Up and over door; light and power points; plumbing for washing machine; oil fired boiler.

Gardens

Enclosed rear gardens laid out in lawn with mature hedging and fencing; spacious paved patio area; outside light and water tap; PVC oil storage tank.

Tenure

Leashold

Ground Rent

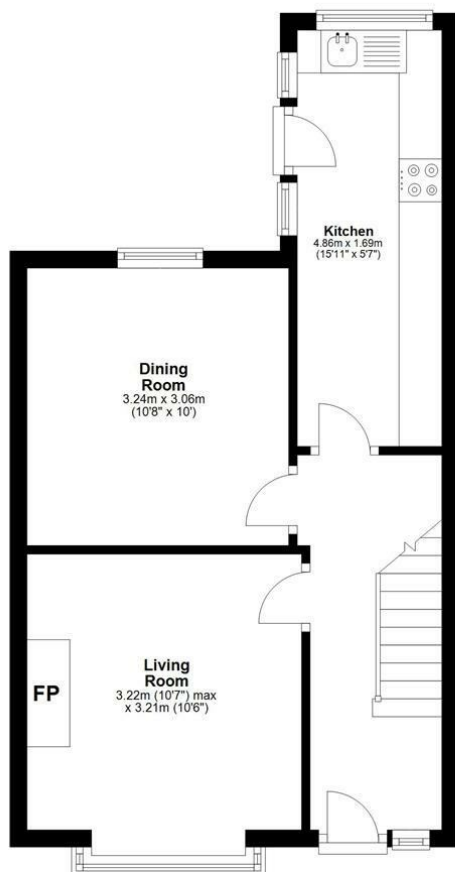
To Be Confirmed

Capital / Rateable Value

£120,000. Rates Payable = £1,091.76 per annum (approx)

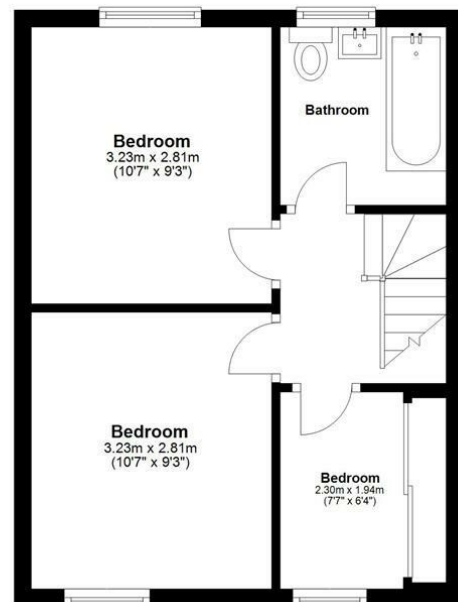
Ground Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



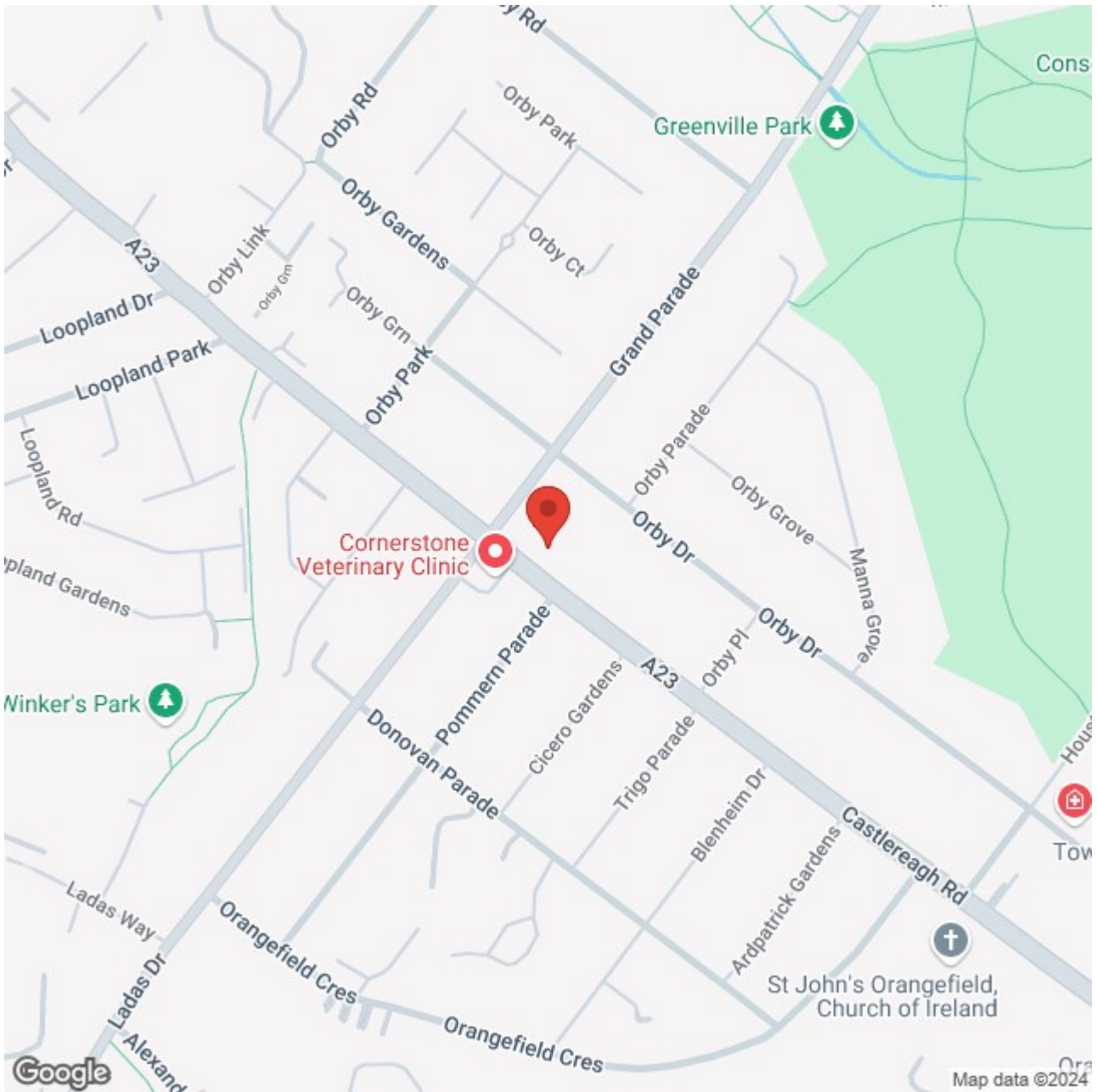
Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

284 Cstlereagh Road, Belfast









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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