



## 33 Squires Hill Road , Belfast, BT14 8FJ

**Offers In The Region Of  
£179,950**

A Fabulous Chalet Style Semi Detached Villa Affording Panoramic Views Over Belfast City And Beyond!

Offering one of the best views in Belfast this stunning modern chalet style semi detached villa will impress all who view. The modern interior comprises 3 bedrooms, 2 reception rooms, lounge with picture window, fitted kitchen incorporating built-under oven and 4 ring hob and modern white bathroom suite. The dwelling further offers conservatory, uPvc double glazed windows, gas central heating and extensive use of wood laminate flooring throughout. The panoramic views over Belfast Lough and beyond, this coupled with a garage adds the finishing touches to a home which will not disappoint. Immediate viewings highly recommended.

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

# 33 Squires Hill Road

, Belfast, BT14 8FJ



· Fabulous Chalet Style Semi Detached Villa · 3 Bedrooms

- Fitted Kitchen
- UPvc Double Glazed Windows
- Panoramic Views Over Belfast City And Beyond
- Modern White Bathroom Suite
- Gas central heating

- 2 Reception Rooms, Lounge With Picture Window
- Conservatory
- Garage

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor, double panelled radiator.

## Lounge

18'11" x 11'8" (5.79 x 3.57)  
Attractive fireplace, log burner, wood laminate floor, double panelled radiator.

## Dining Room

11'0" x 9'4" (3.36 x 2.86)  
Wood laminate floor, double panelled radiator, pvc slide door to conservatory.

## Conservatory

Upvc double glazed windows, ceramic tiled floor.

## Kitchen

7'5" x 13'8" (2.27 x 4.18)  
Bowl & 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under oven, 4 ring hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, dishwasher space, understairs storage, partly tiled walls, pvc door to rear.

## First Floor

Landing, access to roofspace.

## Bathroom

Modern white bathroom suite comprising shower cubicle, thermostatically controlled shower

unit, vanity unit, low flush wc, partly tiled walls, partly pvc walls, chrome radiator.

## Bedroom

11'1" x 9'11" (3.40 x 3.03)  
Built-in robe, wood laminate floor, double panelled radiator.

## Bedroom

12'3" x 7'4" (3.75 x 2.25)  
Wood laminate floor, double panelled radiator.

## Bedroom

12'11" x 8'0" (3.95 x 2.44)  
Built-in robes, wood laminate floor, double panelled radiator.

## Outside

Multi level rear garden, greenhouse, rear hedging, outside light & tap.



## 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.



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