



## 18 Croft Hill, Belfast, BT8 6GX

**Asking Price £439,950**

Croft Hill is a popular residential development, situated off the Cairnshill Road offering convenience to the main arterial routes into and out of Belfast, to include the Cairnshill Park & Ride, leading schools both primary and post primary and Forestside Shopping Centre with its array of retail outlets and Cafes.

18 Croft Hill is a split level detached home, benefitting from spacious well proportioned accommodation that can be utilised in number of ways depending on your family requirements.

From the reception hall, double doors lead to the drawing room with inglenook fireplace, contemporary fitted kitchen open to dining area. From the reception hall several steps provide access to three bedrooms, master with en-suite and family bathroom suite.

On the lower level, also accessed from the reception hall, there are a further two rooms that can be utilised as bedrooms or receptions and access to the integral double garage.

Outside the property benefits from a mature gardens laid in lawns to the front, driveway with ample parking for several cars leading to integral double garage and rear patio area and fantastic rear gardens laid in lawns.

This is a superb, spacious family home in a great location.

- Detached Split Level Family Home With Versatile Accomodation
- Spacious Lounge With Inglenook Fireplace
- White Bathroom Suite
- Driveway With Ample Parking For Several Cars
- Front Gardens Laid In Lawns
- Five Bedrooms, Principle With En-suite
- Modern Fitted Kitchen / Dining
- Gas Heating / Double Glazed
- Integral Double Garage
- Large Patio Area To Rear With Steps Up To Fantastic Garden

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		69	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	





### Downstairs w.c



### The Accommodation Comprises



Wash hand with mixer taps and low flush w/c, tiled floor.

### Lounge 21'0 x 15'4 (6.40m x 4.67m)



Open entrance porch. glass panelled front door to reception hall.

From the hallway double glazed doors lead to lounge with Inglenook fire-place housing cast iron wood burning stove.





**Modern Fitted Kitchen/Dining 25'4 x 9'9  
(7.72m x 2.97m)**



Shaker style fitted kitchen with a superb range of high and low level units, glazed cabinets, stone work surfaces, upstands and breakfast bar, stainless steel sink unit with mixer taps, plumbed for American style fridge freezer. Tiled flooring.



**First Floor**

**Bedroom One 18'2 x 14'1 (5.54m x 4.29m)**



Built-in bedroom furniture.



### En-suite



Comprising fully tiled corner shower cubicle with shower unit, wash hand basin with mixer taps, low flush w.c Spot-lights.

### Bedroom Two 10'7 x 10'5 (3.23m x 3.18m)



### Bedroom Three 12'1 x 9'7 (3.68m x 2.92m)



### White Bathroom Suite



Comprising tiled panelled bath with mixer taps, chrome shower unit with Drench head shower attachment. Part tiled walls. Tiled flooring.

Spot-lights. Wash hand basin with mixer taps, Low flush w.c



### Landing

Hot-press. Access to the roofspace.

### Lower Level

Hallway leading to 2 bedrooms that could also be utilised as reception rooms or home office. Access is also provided to integral double garage and side door that leads to patio/garden.

### Bedroom Four 12'5 x 9'7 (3.78m x 2.92m)



### Outside Rear



### Bedroom Five / Family Room 12'0 x 10'0 (3.66m x 3.05m)



Large flagged patio area to rear, providing access to either side of the property. Steps lead up to large garden laid in lawns bordered by timber fencing.



### Outside Front

Large front garden laid in lawn. Driveway with ample parking leading to integral double garage.

### Integral Double Garage 20'2 x 16'9 (6.15m x 5.11m)

Up and over door. Light and power. Beam vacuum system. Gas boiler. Plumbed for washing machine.



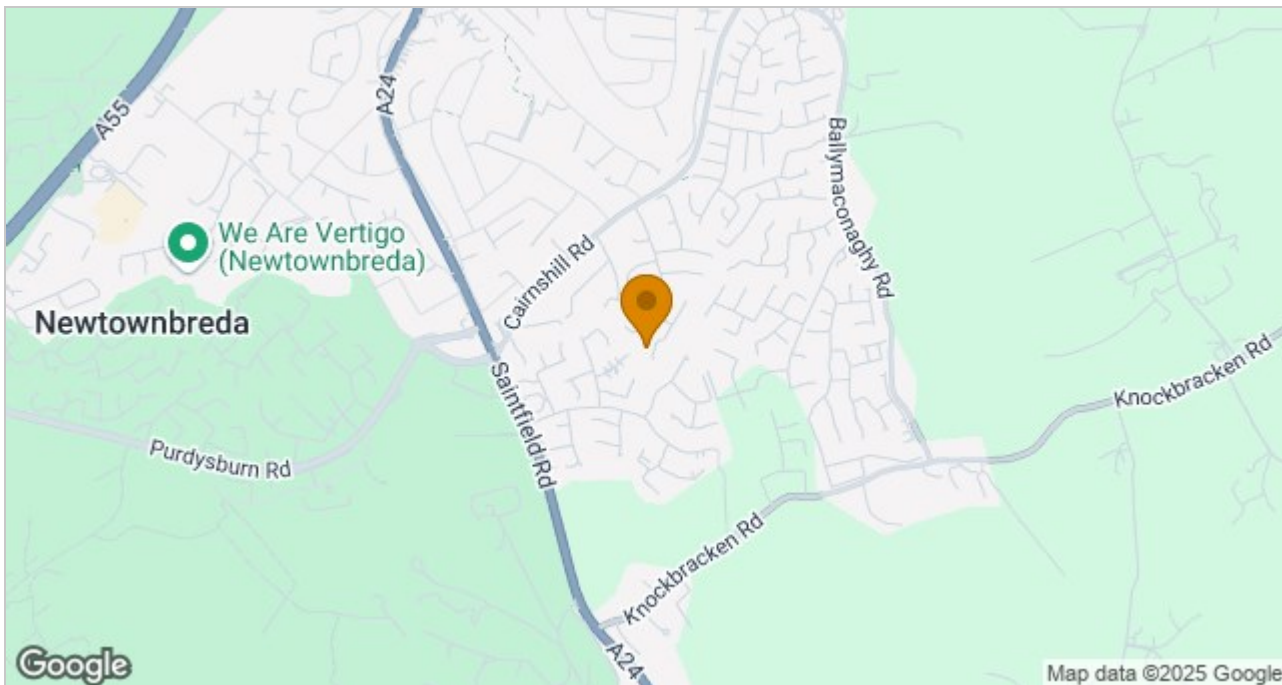


# Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

# Area Map



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