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14 Castlehill Farm

Castlereagh
BT5 7GU

Offers In Region Of £385,000

14 CASTLEHILL FARM, BT5 7GU

- **Superb Five Bedroom Home**
- **Lounge With Gas Fire Stove**
- **Family Room With Access To Rear Garden**
- **Kitchen With Range Of Fitted Units And Dining Area**
- **Five Generously Proportioned Bedrooms (Master Ensuite)**
- **Family Bathroom / Ground Floor WC**
- **Integral Garage**
- **Gas Fired Central Heating / Double Glazed Windows**
- **High Standard Of Decor Throughout**
- **Convenient Location Close To All The Amenities Of East And South Belfast**

This charming semi detached home is sure to have broad market appeal. The property is extremely well located just off the Ballygowan Road and convenient for those travelling by car or public transport to Belfast City centre or elsewhere in Belfast via the outer ring.

The Castlehill Farm Development has proved highly popular since it's construction, with properties in this sought after location rarely coming to market. The accommodation comprises on the ground floor of a generous lounge, kitchen with dining area and patio doors opening onto the rear garden, family/dining room, integral garage and ground floor WC. On the first floor are five very generously proportioned bedrooms (master ensuite) and family bathroom.

The property has gas fired central heating and is double glazed throughout. The enclosed rear garden has an extensive timber deck and split level areas of lawn with paved patio area.

There will be little for the new owner to do other than move in and early viewing is recommended.







PROPERTY COMPRISES

Composite entrance door with glazed panels leading to reception hall.

RECEPTION HALL Stairs to first floor.

LOUNGE 17' 9" x 13' 0" (5.43m x 3.98m) Fireplace with Inglenook brick surround, hearth timber mantle inset gas fire.

INTEGRAL GARAGE 15' 5" x 11' 5" (4.7m x 3.5m) Automated up and over door, Beam vacuum system.

KITCHEN WITH DINING AREA 18' 8" x 10' 5" (5.69m x 3.2m) Range of fitted high and low level units, wood effect work surfaces, 1.5 bowl single drainer sink unit with mixer taps, integrated 5 ring gas hob, integrated double under oven, stainless steel and glass extractor fan canopy, integrated fridge/freezer, integrated dishwasher, integrated washing machine, door to rear garden.

GROUND FLOOR WC Low flush WC, pedestal wash hand basin, tiled splashback, tiled floor, extractor fan.

DINING ROOM / FAMILY ROOM 16' 6" x 11' 5" (5.03m x 3.49m) Built in storage cupboard, patio doors to rear garden.

FIRST FLOOR LANDING Access to partially floored roof space.





MASTER BEDROOM 12' 6" x 10' 5" (3.82m x 3.2m)

ENSUITE Suite comprising of enclosed shower cubicle, vanity wash hand basin, low flush WC, tiled floor, tiled walls, extractor fan.

DRESSING ROOM 5' 9" x 4' 5" (1.76m x 1.35m) Built in storage and shelving.

BEDROOM 15' 1" x 9' 3" (4.6m x 2.84m) (@ widest points)

BEDROOM 15' 1" x 8' 10" (4.62m x 2.71m)

BEDROOM 15' 1" x 12' 1" (4.62m x 3.70m)

BEDROOM 12' 1" x 10' 8" (3.7m x 3.26m)

BATHROOM Suite comprising of a panelled bath, enclosed shower cubicle with Drencher head and hand shower, low flush WC, vanity wash hand basin, tiled walls, tiled floor, tongue and groove panelled ceiling, stainless steel towel radiator, airing cupboard with shelving.

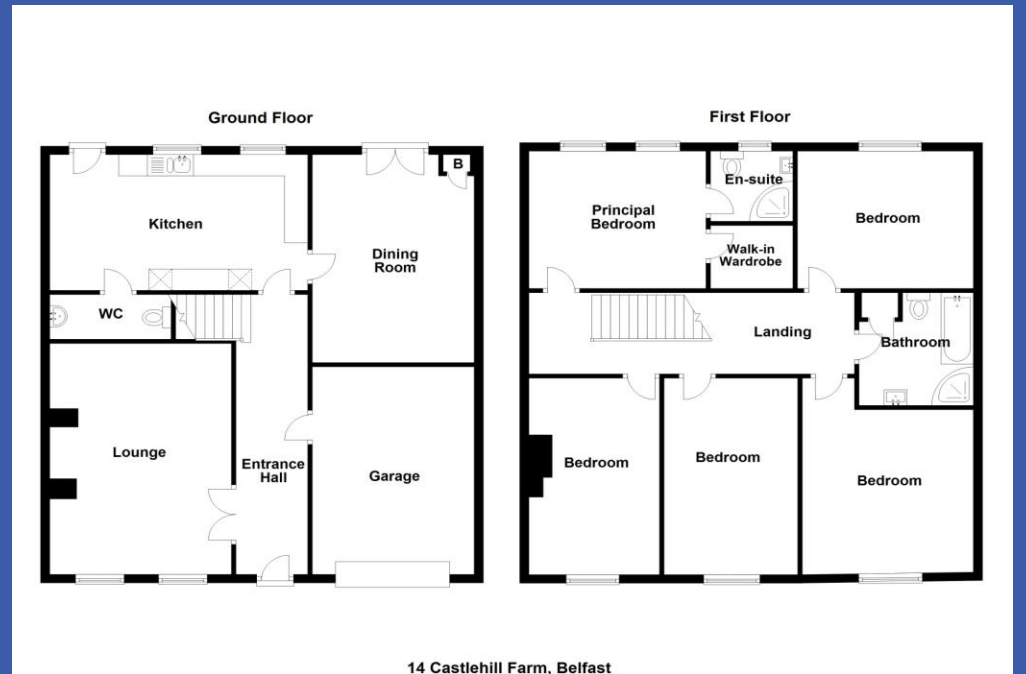
OUTSIDE Enclosed rear split level garden in lawn with planted flowerbeds, shrubs and hedging, raised timber deck area.



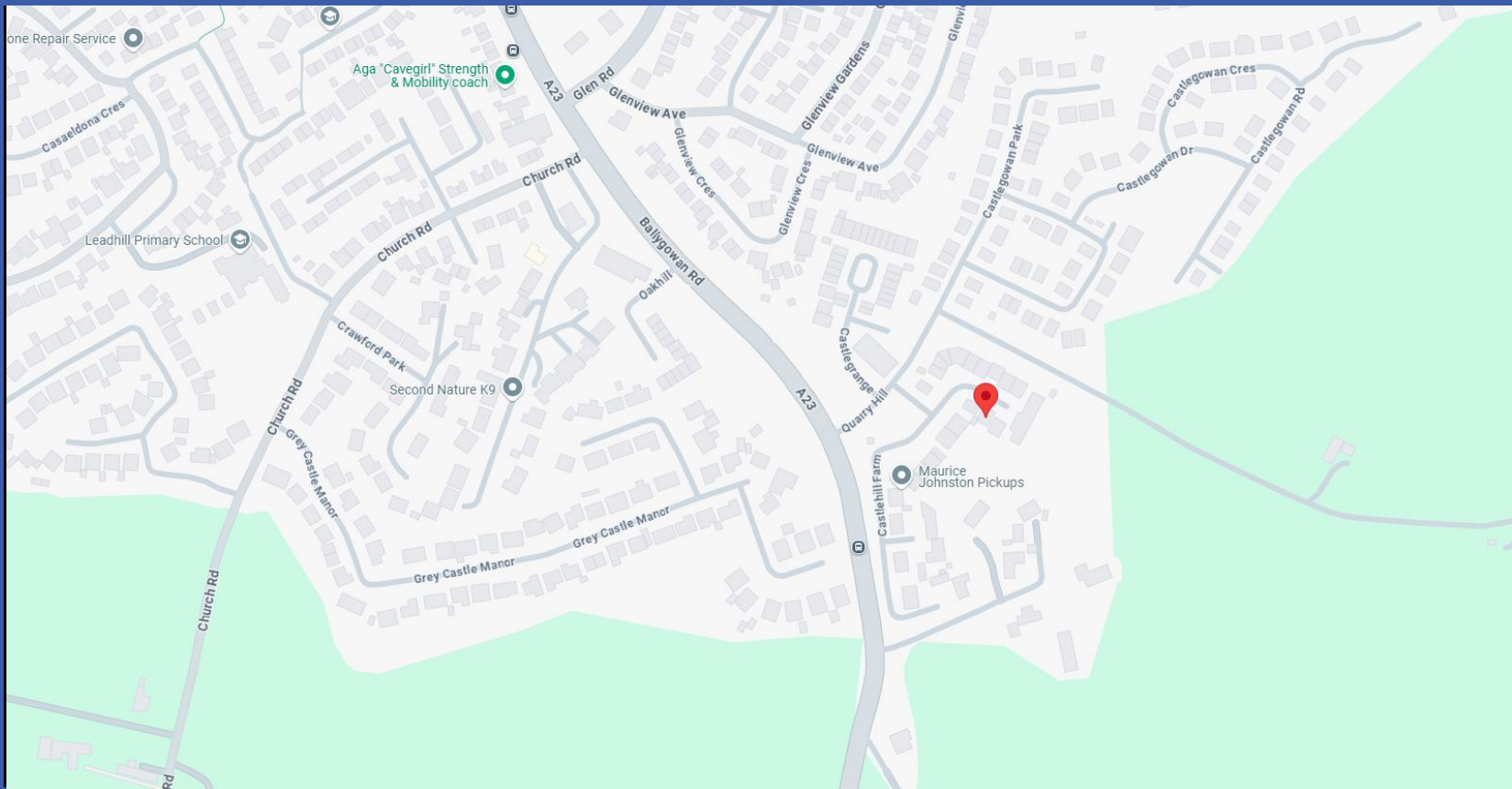








14 Castlehill Farm, Belfast



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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