



## 30 Castleton Gardens , Belfast, BT15 3BY

**Offers In The Region Of  
£169,950**

Spacious Handsome Red Brick Period Town Terrace Overlooking Alexandra Country Park.

Holding a most convenient location overlooking Alexandra Country Park, this spacious period town terrace has undergone some refurbishment works in recent times to include reroofing and offers the perfect family sized accommodation. The interior comprises 5 bedrooms, 2 reception rooms, fully fitted kitchen and classic white bathroom suite. The dwelling further benefits from gas fired central heating, Upvc double glazed windows, wood laminate flooring and retains period detail with high ceilings and superb bay window.

Ideally suited to the growing family or investor alike this is a home which will not disappoint.

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

# 30 Castleton Gardens

, Belfast, BT15 3BY



- Attractive Red Brick Period Town Terrace
- Spacious Fitted Kitchen
- Upvc Double Glazed Windows
- Spacious Accommodation Throughout
- 5 Bedrooms 2 Reception Rooms
- Classic White Bathroom
- Reroofed Circa 2012
- Open Aspect To Front Over Parklands
- Gas Central Heating
- Most Convenient Location

## Enclosed Entrance Porch

Original entrance door, wood laminate floor.

## Entrance Hall

Glazed vestibule door, panelled radiator.

## Lounge into Bay

15'3" x 11'6" (4.65 x 3.53)

Attractive slate fireplace, tiled inset, double panelled radiator, wood laminate floor.

## Dining Room

12'0" x 9'10" (3.68 x 3.02)

Wood laminate floor, panelled radiator.

## Kitchen

11'3" x 8'2" (3.45 x 2.51)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge/freezer space,

plumbed for washing machine, double panelled radiator, partly tiled walls, ceramic tiled floor. Upvc double glazed rear door.

## First Floor

Landing, wall mounted gas boiler.

## Bathroom

Classic white suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush w.c. panelled radiator, wood laminate floor.

## Bedroom

12'7" x 10'0" (3.84 x 3.05)

Cast iron fireplace, wood laminate floor, panelled radiator.

## Bedroom

15'8" x 12'0" (4.78 x 3.66)

Slate fireplace, double panelled radiator, corniced ceiling, ceiling rose.

## Second Floor

Landing

## Bedroom

9'10" x 8'0" (3.00 x 2.44)

Built-in robe, panelled radiator, wood laminate floor.

## Bedroom

10'0" x 8'0" (3.05 x 2.46)

Velux rooflight, wood laminate floor, ceiling rose, panelled radiator.

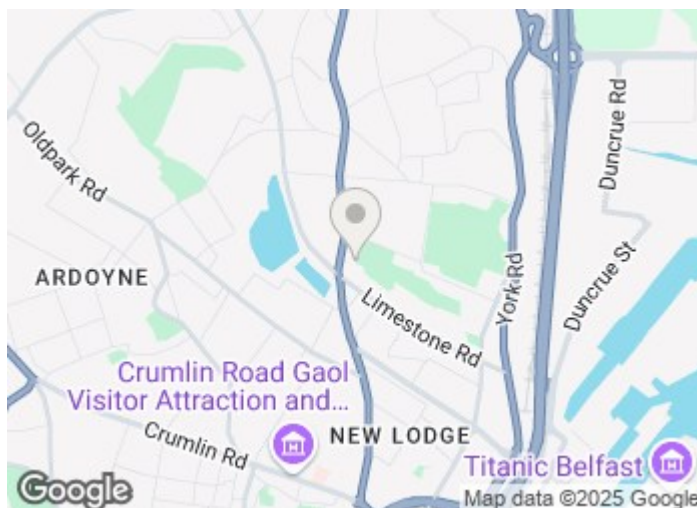
## Bedroom

14'4" x 12'5" (4.39 x 3.81)

Wood laminate floor, double panelled radiator.

## Outside

Forecourt, enclosed rear yard.

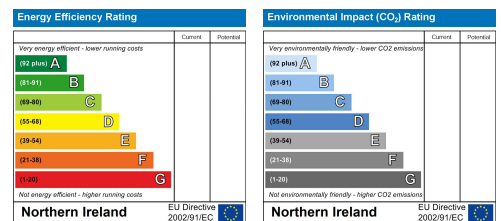


## Directions



# Floor Plan

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