


55 Castledillon Road, Belfast,  
County Antrim, BT8

**Asking Price: £149,950**

 **Reeds Rains**

reedsrains.co.uk



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EPC Rating: D

A Most Impressive End Of Terrace Home In The Sought After Area Of Belvoir In South Belfast, A Short Drive To Local Amenities Including Forestside Shopping Centre & Tesco Newtownbreda.

### DESCRIPTION

We are delighted to offer to the sale's market, this impressive end of terrace home, in the highly sought after area of Belvoir in South Belfast.

The home provides excellent accommodation throughout, comprising a spacious living room and separate dining room, a kitchen with a good range of units, three excellent double bedrooms, and a bathroom with white suite. The property is situated on a really impressive corner site, which offers beautiful front, side and rear gardens all laid in lawn.

The property is very conveniently located a couple of minute's drive away from Tesco Newtownbreda, and Forestside Shopping Centre, and boasts a straightforward commute to the city centre, via the A55, Ormeau Road, or the extensive Metro bus services that run within Belvoir.

Early viewing is highly recommended to appreciate all that this home has to offer.

### GROUND FLOOR

#### Entrance Hall

A welcoming entrance hall with a large under-stair storage cupboard.

#### Living Room

14'2" x 11'10" (4.32m x 3.6m)

A bright and spacious living room with carpet, electric fire, and an outlook to the rear garden.

#### Kitchen

10'6" x 7' (3.2m x 2.13m)

The kitchen has an excellent range of units and a single drainer with mixer tap. The

kitchen is also plumbed for the washing machine, and has a breakfast bar. The kitchen has been finished with vinyl flooring.

#### Dining Room

12'8" x 10'5" (3.86m x 3.18m)

A further spacious living or dining room, with carpet and an outlook to the front.

### FIRST FLOOR

#### Bedroom One

14'2" x 8'11" (4.32m x 2.72m)

An impressive double bedroom with carpet and an outlook to the front.

#### Bedroom Two

10'6" x 9'10" (3.2m x 3m)

A double bedroom with carpet and an outlook to the front.

#### Bedroom Three

10'8" x 7'7" (3.25m x 2.3m)

A very generous third bedroom with built in robes, carpet and an outlook to the rear.

#### Bathroom

7'10" x 6'1" (2.4m x 1.85m)

The bathroom has a three piece suite to include a bath with electric shower unit, a low flush wc, and a wash hand basin with mixer taps. There is also a storage cupboard/hot press. The bathroom has been finished with a vinyl floor.

### OUTSIDE

Externally, you will find stunning gardens to the front, side & rear. The gardens are all laid in lawn and have patio areas. There is also a storage room to the rear.

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All Measurements

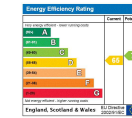
All Measurements are Approximate.

Laser Tape Clause

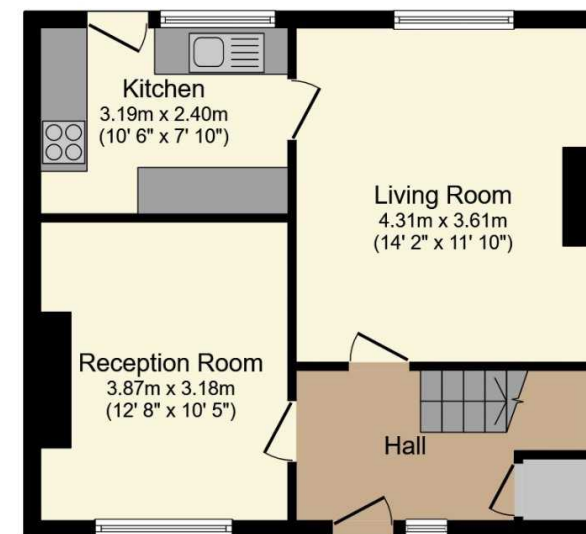
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

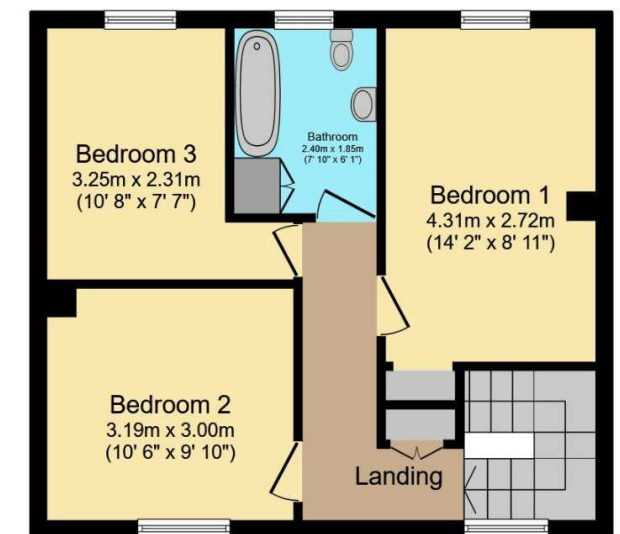
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 89.9 m<sup>2</sup> (968 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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