COLIN GRAHAM RESIDENTIAL

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'Belmont', 7 Mount Coole Park, Belfast, BT14 8JR

- Extended Detached Family Home
- Lounge; Wood Burning Stove
- Deluxe Bathroom; Separate Shower Room
- Utility Room
- Gardens Front And Rear
- Four Well Proportioned Bedrooms
- Kitchen Through Living / Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway; Attached Garage
- Elevated Views Towards Belfast

Offers Over £289,950

EPC Rating C





SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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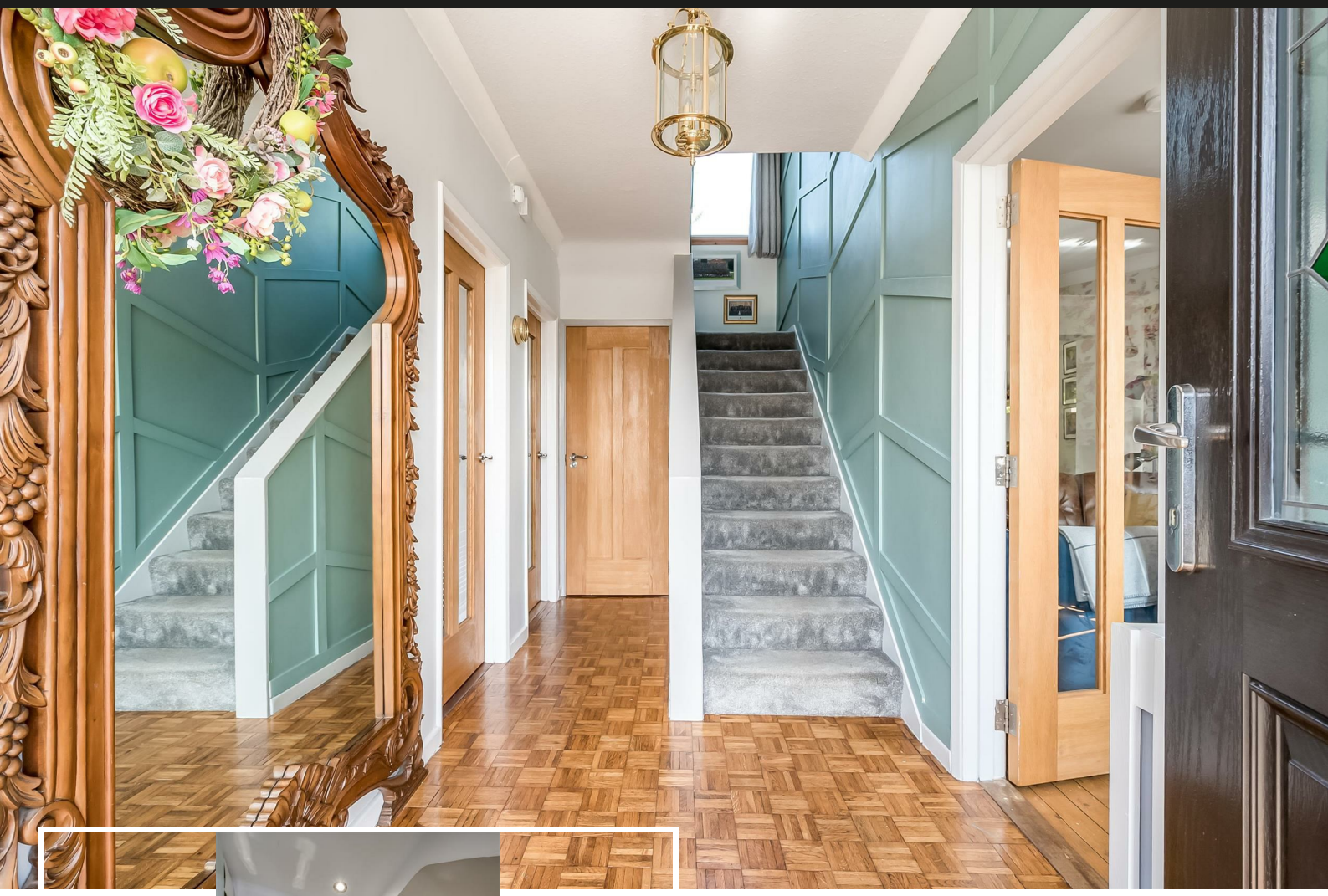




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with matching side screens. Original parquet flooring. Glass panelled doors to lounge, fourth bedroom and kitchen. Stairwell to first floor. Access to under stairs store.

DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Tiled feature walls. Tiled floor.

LOUNGE 18'4" x 10'9"

Elevated views towards Belfast and the Mournes. Cast iron wood burning stove on tiled hearth. Exposed tongue and groove timber flooring. Open arch leading to:







KITCHEN THROUGH LIVING / DINING AREA 28'1" x 13'0"

Modern fitted kitchen with range of low level storage units with contrasting wood grain effect melamine work surface. Matching island unit. Colour coded sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Upstands to walls to match work surface. Tiled floor. PVC double glazed doors with matching side screens leading to rear garden. Open arch leading to:

UTILITY ROOM 10'9" x 7'4"

Range of fitted storage units with contrasting quartz effect melamine work surface. Space for fridge freezer and separate under counter appliances. Plumbed and space for dishwasher. Tiled floor. PVC double glazed external door.

BEDROOM 4 10'9" x 10'5"

Elevated views towards Belfast. Original parquet flooring.

FIRST FLOOR

LANDING

Access to roof space with gas fired central heating boiler.

BEDROOM 1 17'1" x 10'5" (wps)

Elevated views towards Belfast. Exposed tongue and groove timber flooring.

BEDROOM 2 10'9" x 10'0" (wps)

Elevated views towards Belfast and the Mournes. Exposed tongue and groove timber flooring.

BEDROOM 3 10'9" x 7'11"

Exposed tongue and groove timber flooring.

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower and curved glass shower screen over bath. Chrome towel radiator. Tiled floor.

EXTERNAL

Double gates leading to private driveway finished in concrete.
Front garden finished in lawn and range of plants, trees and shrubbery.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Large, fully enclosed rear garden finished in lawn, decorative stone patio/sitting areas and wide array of mature trees, plants and shrubbery.
Elevated views towards Belfast.
Enclosed service area.
Outside tap.





ATTACHED GARAGE 21'6" x 10'5"

Up and over door main door. Separate service door accessing rear garden. Power, light and plumbed for automatic washing machine.

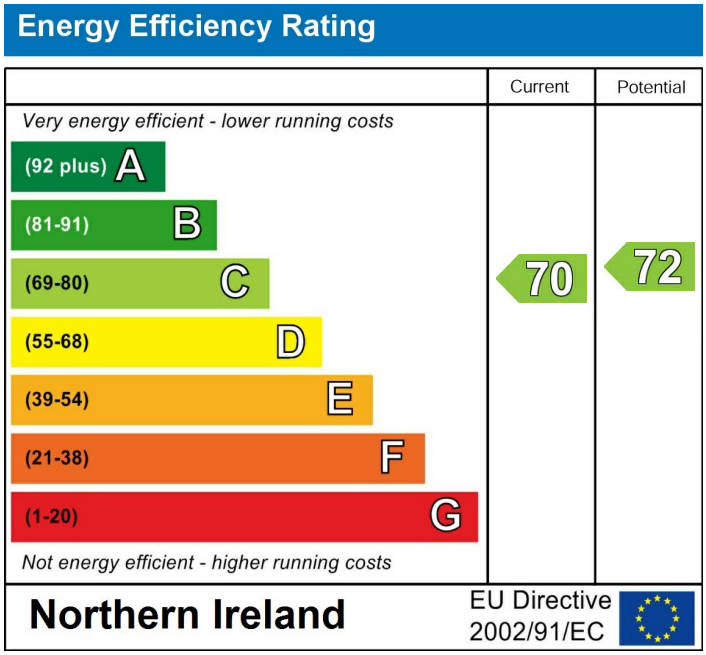
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, four bedroom, extended detached family home with large, fully enclosed rear garden and attached garage, occupying a prime site enjoying elevated views towards Belfast and the Mournes, located within the popular Mount Coole Park, North Belfast. The property comprises entrance hall, deluxe shower room, lounge with cast iron wood burning stove, open arch to modern fitted kitchen through living/dining area, utility room, four well proportioned bedrooms, and deluxe bathroom with contemporary white three piece suite. Externally the property enjoys double gates leading to private driveway finished in concrete, attached garage, front garden finished in lawn and range of plants, trees and shrubbery, and large, fully enclosed rear garden finished in lawn, decorative stone patio/sitting areas and wide array of mature trees, plants and shrubbery. Other attributes include gas fired central heating and PVC double glazing. Early viewing is highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Awards

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Shortlisted TheNegotiator Awards 2019

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