COLIN GRAHAM RESIDENTIAL

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16 Castle Avenue, Belfast, BT15 4GE

- Detached Family Home
- Kitchen Through Dining Area
- Gas Heating
- Private Driveway; Attached Garage
- Views Towards Cave Hill
- Four Bedroom; Two+ Reception
- Bathroom; En Suite Shower Room
- PVC Double Glazing
- Large, Mature Rear Garden
- Well Sought After Location

Offers Over £395,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH
Hardwood, glass panelled front door. Tiled floor. Feature height ceiling with coving. PVC double glazed French door leading to:

ENTRANCE HALL
Timber herringbone style flooring. Picture rail. Feature height ceiling with coving. Stairwell to first floor.

LOUNGE 17'8" x 12'11" (wps)
Bay window to front elevation. Open fire in cast iron fireplace with tiled hearth and timber surround. Engineered timber flooring. Picture rail. Feature height ceiling with coving.

FAMILY ROOM 13'5" x 12'11"
Focal point fireplace with tiled hearth. Tiled floor. Feature height ceiling. PVC double glazed French doors with matching side screens leading to rear garden. Open arch leading to:







KITCHEN THROUGH DINING ROOM 23'7" x 9'8" (wps)

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen induction hob with extractor hood over. Integrated double ovens, microwave oven, fridge freezer and dishwasher. Splash back tiling to walls. Tiled floor. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

HALF LANDING

Access to cloakroom.

FIRST FLOOR

LANDING

Picture rail. Feature height ceiling with coving. Access to shelved store and roof space.

PRINCIPAL BEDROOM 14'6" x 13'0" (wps)

Fitted wardrobes in mirror panelled sliding doors. Feature height ceiling with coving.

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Towel radiator. Splash back tiling to walls. Tiled floor. Feature height ceiling with coving.

BEDROOM 2 13'5" x 13'0"

Picture rail. Feature height ceiling. View over rear garden.

BEDROOM 3 10'4" x 9'8"

Feature height ceiling with coving. View over rear garden.

BEDROOM 4 9'8" x 7'10"

Picture rail. Feature height ceiling with coving.

FAMILY BATHROOM

White three piece suite comprising panelled bath, vanity unit and concealed cistern WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Splash back tiling to sink. Tiled floor.

EXTERNAL

Double gates leading to generous sized private driveway area, finished in tarmac.
Front garden finished in lawn, trees and shrubs.
Entrance canopy.
External lighting.
Large, fully enclosed rear garden, finished in lawn, paved patio area, mature trees and range of shrubs.

STORE 1

With gas fired central heating boiler.

STORE 2

Plumbed for automatic washing machine.

GARDEN TOILET

With wash hand basin and WC.

ATTACHED GARAGE 28'7" x 9'8"

PVC coated roller shutter door. Separate folding timber door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

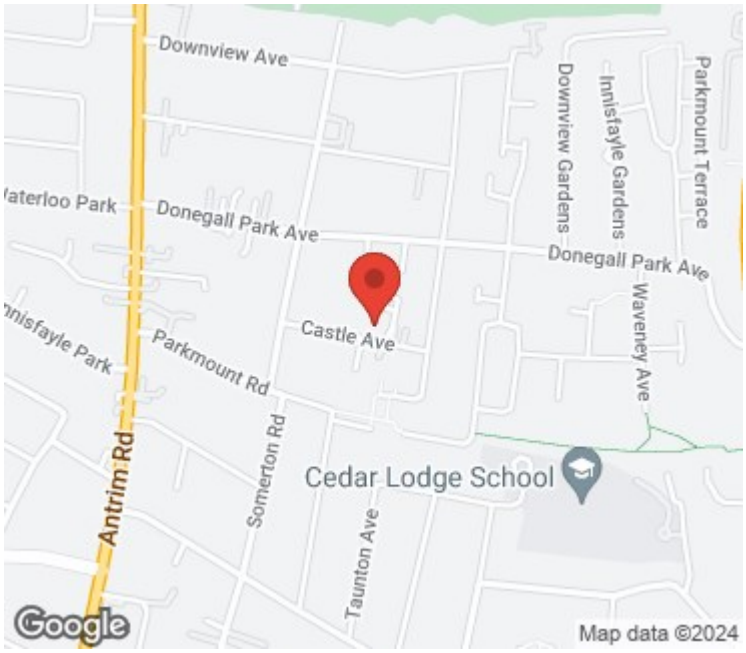
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

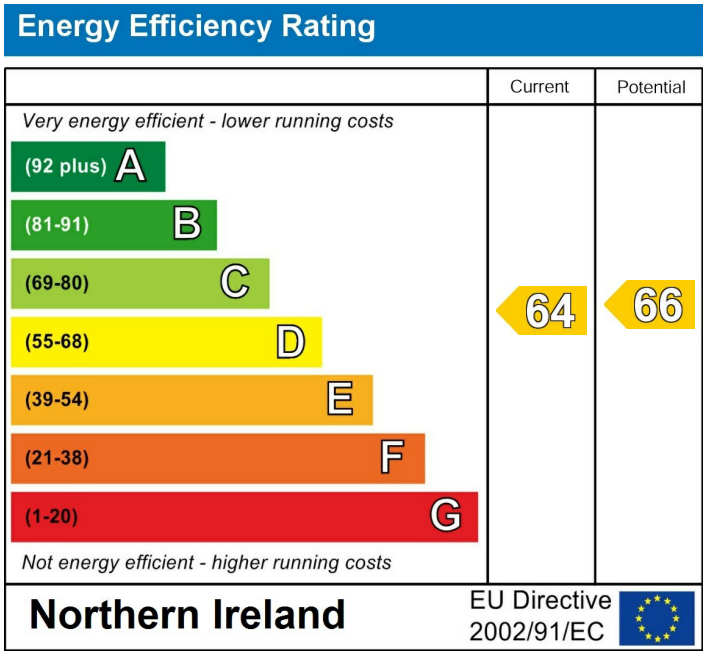






Well presented, four bedroom, family detached home with views towards the Cave Hill, occupying a prime site on Castle Avenue, just off Antrim Road, North Belfast. The property comprises entrance porch, entrance hall, lounge with open fire, separate family room, with open arch to kitchen through dining room, four well proportioned first floor bedrooms, to include principal en suite, and family bathroom with white three piece suite. Externally the property enjoys double gates leading to generous sized private, attached garage, additional stores, outside toilet and large, fully enclosed rear garden, finished in lawn, paved patio area, mature trees and shrubs. Other attributes include gas heating, PVC double glazing and convenient location, with a range of quality schools, Belfast city centre and M2 access all within a short commute. Early viewing 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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