

SALE AGREED

23 Shanlieve Park, Belfast, BT14 8JE

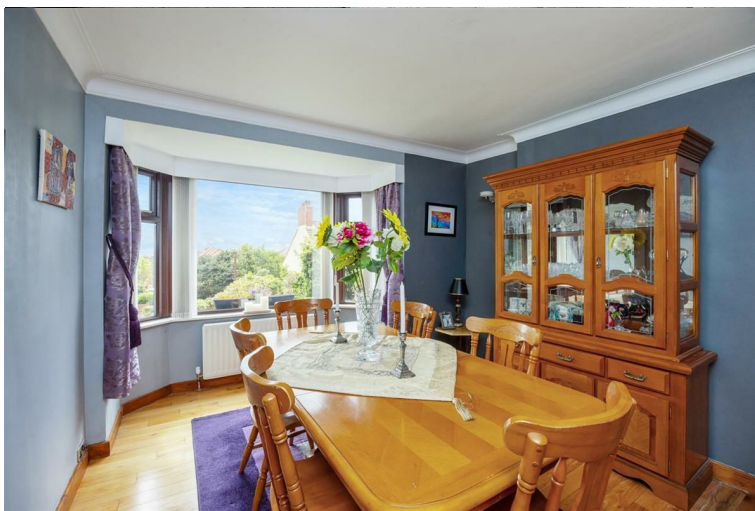
- Detached Family Home
- 4 Bed; 1+ Rec / 3 Bed; 2+ Rec.
- Bathroom; Deluxe Shower Room
- Private Driveway; Large Garage
- Elevated Views Towards Belfast & Cave Hill
- Adaptable Accommodation
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Generous Sized Gardens
- Convenient, Well Sought After Location

Offers Over £279,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

CONSERVATORY RECEPTION HALL 12'11" x 9'11"

In PVC double glazed frame with matching French doors. Tiled floor. Glass panelled French doors leading to:

ENTRANCE PORCH

Tiled floor. Glass panelled door leading to:

ENTRANCE HALL

Tiled floor. Stairwell to first floor.

LOUNGE 14'0" x 13'10" (wps)

Bay window to front elevation. Open fire in cast iron fireplace with tiled inset. Granite hearth and timber surround. Timber flooring.

DINING ROOM / BEDROOM 4 14'0" x 11'3" (wps)

Bay window to front elevation. Timber flooring.



KITCHEN 9'1" x 8'11"

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting, resin work surface. Ceramic sink unit with draining bay. Integrated, ceramic touch screen hob with extractor hood over. Integrated oven, freezer, dishwasher and washing machine. Fully tiled walls. Tiled floor. View towards Cave Hill.

REAR HALL

Recess for fridge freezer. Tiled floor. Glass panelled door leading to rear garden.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Illuminated mirror over sink.

FIRST FLOOR

LANDING

Stained glass window to half landing. Access to hot press with gas fired central heating boiler. Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 13'9" x 10'9"

Elevated view towards Belfast and Cave Hill. Timber flooring.

BEDROOM 2 11'2" x 10'9"

Elevated view towards Belfast and Cave Hill. Timber flooring.

BEDROOM 3 9'1" x 7'10"

View towards Cave Hill. Wood laminate floor covering.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and folding shower screen over bath. Chrome towel radiator.

EXTERNAL

Generous sized front garden finished in lawn, water feature, paving and range of mature plants, trees and shrubbery.

Fully enclosed, low maintenance rear garden finished in decorative stone, paving and raised bed with range of plants, trees and shrubbery.

Double gates leading to private driveway finished in tarmac.

LARGE GARAGE 23'3" x 8'9"

PVC coated, roller, shutter door. Separate service door. 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, detached family home, occupying a generous sized site with views towards Belfast and Cave Hill, conveniently situated off Shanlieve Park, North Belfast.

The property offers adaptable accommodation, and comprises conservatory reception hall, lounge, dining room/bedroom four, modern fitted kitchen, three first floor bedrooms, bathroom, and separate deluxe shower room.

Externally, the property enjoys private driveway, large garage, and gardens front and rear, finished in lawn, decorative stone, brook, and range of mature plants, trees and shrubbery.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended... viewing strictly by appointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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