COLIN GRAHAM RESIDENTIAL

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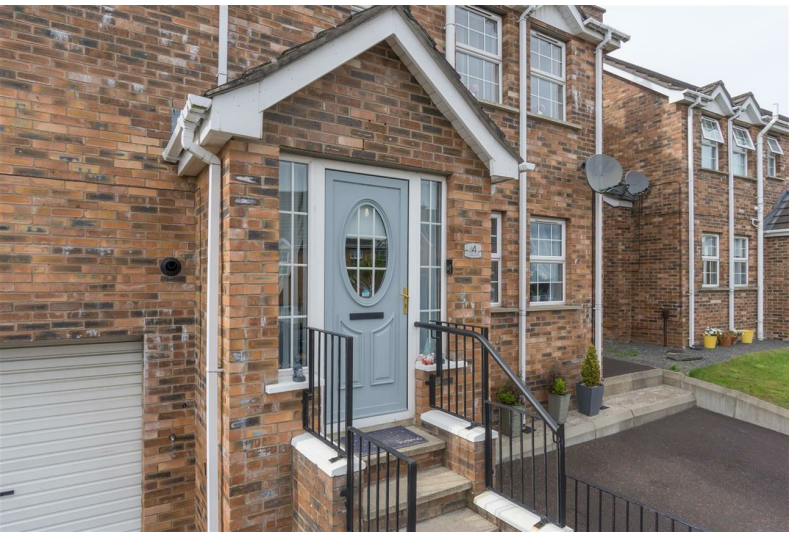


4 Loughview Green, Belfast, BT14 8QH

- Detached Family Home
- Lounge; Separate Family Room
- Rear Hall; Furnished Cloakroom
- Generous Sized Private Driveway
- Fully Landscaped Site; Garden Room
- Four Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Integral Garage
- Elevated Views Towards Belfast City And The Mournes

Offers Over £249,950

EPC Rating



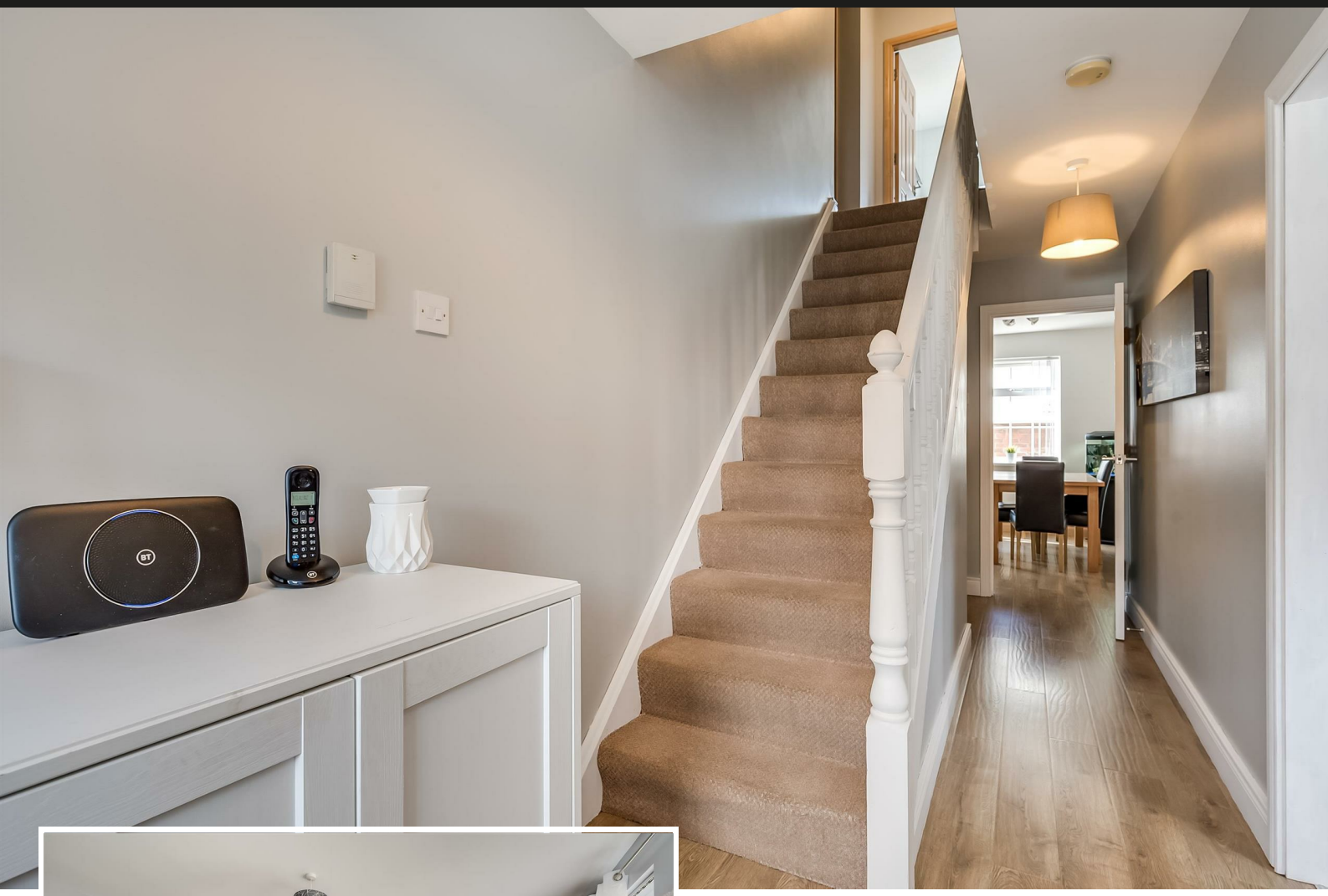


Total area: approx. 140.1 sq. metres (1507.5 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

4 Lough View Green

4 Loughview Green, Belfast, BT14 8QH





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

LOUNGE 14'2" x 11'9"

Twin windows to front elevation enjoying views towards Belfast city. Wood laminate floor covering.

FAMILY ROOM 11'8" x 9'9"

Wood laminate floor covering. PVC double glazed French doors to rear garden.







KITCHEN THROUGH DINING ROOM widest points

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven and fridge freezer. Plumbed and space for dishwasher. Splash back tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to dining area. PVC double glazed door to rear garden.

REAR HALL

Wood laminate floor covering. Access to integral garage and furnished cloakroom.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM widest points

Views towards Belfast city and the Mournes.

FULLY TILED EN SUITE SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

BEDROOM 2 13'3" x 10'10"

BEDROOM 3 widest points

Views towards Belfast city and the Mournes.

BEDROOM 4 widest points

FULLY TILED FAMILY BATHROOM

White four piece suite comprising bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

EXTERNAL

Generous sized twin driveway areas finished in asphalt.
Fully landscaped tiered rear garden finished in paved patio areas, lawn, artificial grass, timber decking and decorative stone.
External lighting.
PVC soffits, fascia and rainwater goods.

TIMBER GARDEN ROOM/BAR 13'3" x 11'4"

PVC double glazed French doors and windows, insulated, corrugated tin roof, power, light and fitted bar area.

INTEGRAL GARAGE storage space

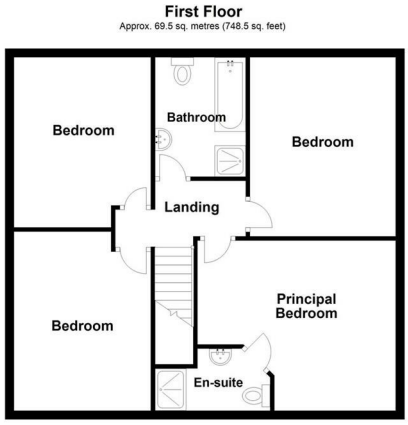
PVC coated roller shutter door. Separate service door to house. Power, light, gas fired central heating boiler (fitted new in 2020) and storage areas.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



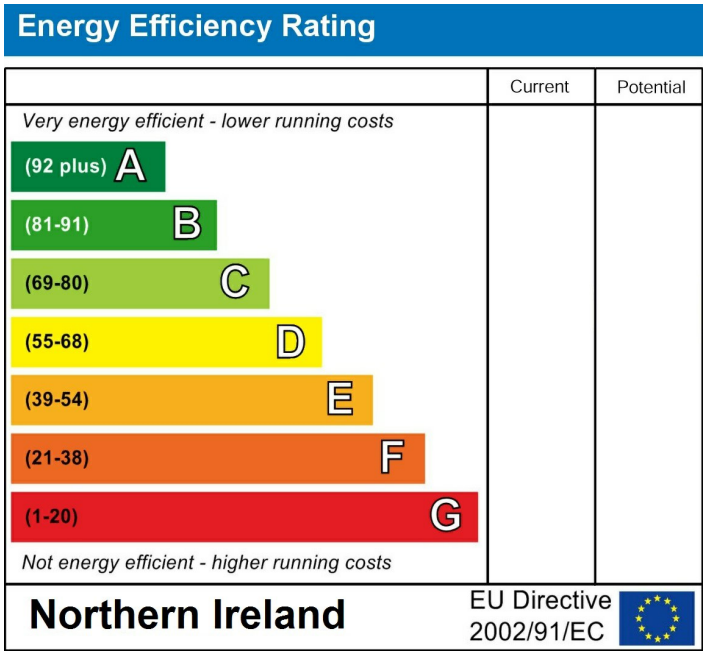


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, spacious, family detached home with stunning, elevated views towards Belfast city and the Mournes, located within the well sought after Loughview development, Crumlin Road, North Belfast. The property comprises entrance hall, lounge, separate family room, kitchen through dining room, rear hall, furnished cloakroom, four well proportioned first floor bedrooms, to include principal en suite, and fully tiled family bathroom with white four piece suite. Externally the property enjoys generous sized twin driveway areas finished in asphalt, integral garage and fully landscaped rear garden with large timber garden room / bar. Other attributes include PVC double glazing and gas heating, with new boiler fitted in 2020. 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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