



Grand Parade,  
Guide Price £249,950

  
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# Grand Parade, Castlereagh, Belfast

## Guide Price £249,950

This truly stunning semi-detached home has been finished to an exceptionally high standard, ready for any new fortunate owner to just simply move in and enjoy. It is very apparent the current owner has gone above and beyond with the high-quality level of fixtures and fittings throughout, coupled with the impressive decor. The property offers excellent accommodation, allowing for all the needs of today's modern family living or alternatively for those seeking an easy to maintain lifestyle. Of particular note is the private enclosed rear garden area which benefits from an easy to maintain patio, outside playroom / office, garage with roof top area and covered canopy with Jacuzzi. Rarely do properties present themselves to the open market of such a high calibre and with this in mind we highly encourage early internal inspection to avoid disappointment. **KEY FEATURES** Stunning and Beautifully Presented Extended Semi-Detached Property Bright, Well-Proportioned and Immaculate Accommodation Throughout Four Good Bedrooms Downstairs Shower Room Lounge With Square Bay Stunning High Gloss Modern Fitted Kitchen Open Plan To Dining Area Contemporary White Bathroom Suite GFCH uPVC Double Glazed Windows And Doors Driveway Car Parking For 2+ Cars Private Enclosed Rear Garden Area With Outside Room, Garage with Roof Top Area and Covered Canopy With Jacuzzi Within Close Proximity To Both Belmont And Ballyhackamore Villages Belfast City Centre Is Easily Accessible Many Day To Day Amenities And Attraction Are Close By Early Inspection Is Strongly Advised

### COMPOSITE FRONT DOOR WITH GLAZED INSET AND SIDE PANEL TO...7

#### ENTRANCE HALL

Recessed spotlighting. Under stairs storage with gas fired boiler. Ceramic tiled flooring.

#### DOWNSTAIRS SHOWER ROOM

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Chrome heated towel rail. Recessed spotlighting. Fully tiled walls. Ceramic tiled flooring.

#### LOUNGE

9.12m x 3.33m (29'11" x 10'11")

Into square bay. Cast iron wood burning stove with tiled hearth and slate surround. Feature glass block. Solid wooden flooring.

### HIGH GLOSS MODERN FITTED KITCHEN OPEN PLAN TO DINING

4.85m x 3.71m (15'11" x 12'2")

Double bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces. Integrated six ring gas hob and built in stainless steel oven with integrated extractor hood. Integrated washing machine. Space for American fridge / freezer. Partly tiled walls. Ceramic tiled flooring. Ample dining area. Concealed strip lighting. Velux window x4. uPVC sliding door to enclosed rear garden.

### FIRST FLOOR

#### BEDROOM ONE

4.34m x 3.18m (14'3" x 10'5")

Into square bay. Laminated wooden flooring.

#### BEDROOM TWO

3.68m x 3.18m (12'1" x 10'5")

#### BEDROOM THREE

2.57m x 1.88m (8'5" x 6'2")

Laminated wooden flooring.

### CONTEMPORARY WHITE BATHROOM SUITE

Comprising free standing roll top claw and ball bath with chrome dual mixer tap and telephone hand shower. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Chrome heated towel rail. Ceramic tiled flooring. Recessed spotlighting.

### SECOND FLOOR

#### BEDROOM FOUR

4.78m x 3.48m (15'8" x 11'5")

At widest points. Laminated wooden flooring. Velux window. Recessed spotlighting.

### OUTSIDE

Ample driveway car parking for two + cars. Side access. Enclosed, private and easy to maintain rear garden with feature decking and paved patio area. Raised flower beds and loose stones. Outside office / playroom with light and power. Detached garage with light and power and roof top area. Covered canopy with jacuzzi area. Outside tap / light.



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