

simonBRIEN
RESIDENTIAL

4 Castlehill Drive,
Belfast, BT4 3GS



Asking Price £299,950

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Attractive Detached Home On A Wonderful Mature Site
- Three Well Proportioned Bedrooms
- Living Room
- Family Room
- Dining Room
- Downstairs Cloakroom With WC / Utility Room
- First Floor Shower Room In White Suite
- Oil Fired Central Heating
- Detached Garage
- Ample Off Street Parking
- Convenient To Stormont Estate, Public Transport Links & Arterial Routes
- Close To Leading Primary & Post Primary Schools, Ballyhackamore & Belfast City Centre
- In Need Of Sympathetic Modernisation

SUMMARY

This charming detached home sits on a wonderful mature site off Castlehill Road, Belfast. An established residential setting, close to leading primary and secondary schools, this attractive home is now in need of modernisation and will appeal to those seeking to relocate to this very popular part of East Belfast.

The accommodation comprises an entrance porch leading into the entrance hall, a downstairs cloakroom / utility room with WC, family room, living room, dining room, and fitted kitchen. On the first floor, there are three bedrooms all with built-in storage, a separate WC and shower room in white suite. Outside, the property enjoys a generous site with front garden, ample off street parking as well as a large rear garden in lawn with a range of fruit trees and shrubs.

Located close to an excellent range of restaurants, cafes and shops that East Belfast has to offer, public transport links, Stormont Estate and Belfast City Centre are all within easy reach.



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Glazed panel door leading to:

ENTRANCE HALL:

Storage cupboard.

CLOAKROOM / UTILITY ROOM:

Low flush WC. Pedestal wash hand basin. Plumbed for washing machine.

LIVING ROOM:

17' 4" x 11' 6" (5.28m x 3.51m)

Marble fireplace with tiled hearth.



DINING ROOM:
11' 5" x 9' 1" (3.48m x 2.77m)

FAMILY ROOM:
12' 10" x 10' 10" (3.91m x 3.3m)
(to bay)

Tiled fireplace with gas inset fire.

KITCHEN:
11' 7" x 8' 2" (3.53m x 2.49m)

Range of high and low level units.
Double drainer stainless steel sink unit.
Partially tiled walls.

FIRST FLOOR

LANDING:

SEPARATE WC:

Low flush WC.



SHOWER ROOM:
White suite comprising of fully tiled shower cubicle with 'Mira Zest' shower. Pedestal wash hand basin with mixer taps. PVC panelled walls. Tiled effect laminate wooden floor.



BEDROOM (1):
14' 6" x 11' 5" (4.42m x 3.48m)
 Built-in wardrobes.



BEDROOM (2):
11' 7" x 11' 0" (3.53m x 3.35m)
 Built-in wardrobes and dressing table.

BEDROOM (3):
11' 4" x 10' 10" (3.45m x 3.3m)
 Built-in cupboards x 2.

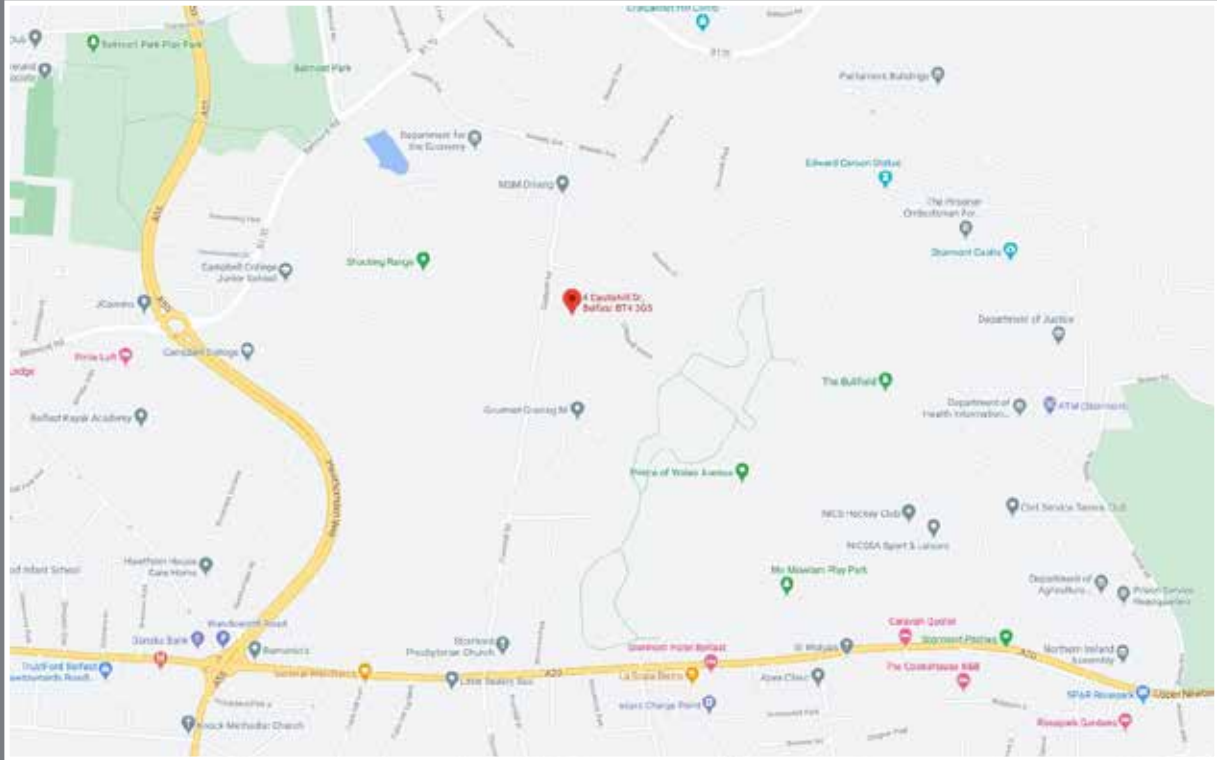


OUTSIDE

To rear, driveway, garden in lawns with fruit trees and shrubs. Detached garage. PVC oil tank. To the front driveway parking and garden in lawn.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/L/20/SO



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