

simonBRIEN
RESIDENTIAL

35 Castlehill Wood,
Belfast, BT4 3PJ



Asking Price £395,000

Telephone 02890 595555
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KEY FEATURES

- Three Storey Semi-Detached House
- Four Bedrooms (Two With Ensuite Shower Rooms)
- Living Room
- Kitchen with Dining Area and Utility Room
- Cloakroom with WC
- Luxury Bathroom
- uPVC Double Glazed Windows And Doors
- Security Alarm
- Large Garden and Patio to Rear
- Driveway with Ample Parking
- Cat6 Wiring Throughout
- Gas Heating
- LED Sensor Operated Mirrors With A Lit Mirrored Cabinet To The Master Ensuite
- Luxury Porcelain Floor Tiling to Hallway, Cloakroom, Kitchen/Dining and Utility Room
- NHBC 10 Year Warranty provider

SUMMARY

Set alongside towering oaks and cedars that form the parameter of the historic Stormont Estate, Castlehill Wood offers a range of exclusive family homes in one of Belfast's most desirable locations.

This particular house is a three-storey semi-detached with four bedrooms (two ensuite shower rooms), bathroom, living room, kitchen with dining area, utility room and cloakroom with wc.

This home features some of the most innovative smart home devices available on the market today with range of sensors and controls to meet lifestyle needs and manage energy.

On arrival to this new home purchasers can have broadband internet and whole house wifi, a fully functional smart-home with remote smart-phone access and a data cabling system to allow the home to adapt with future technology changes. East Belfast offers a plethora of coffee shops, boutiques and some of Belfast's most exclusive restaurants and bars in the vibrant communities of Ballyhackamore and Belmont, both of which have experienced a stunning renaissance throughout the last decade.

Hopping on the newly installed Belfast Glider provides access further afield to Belfast City Centre, Belfast City Airport, and Titanic Quarter while the renowned coastal town of Holywood is also easily accessed by car or public transport.

ACCOMMODATION

GROUND FLOOR

LOUNGE:

15' 3" x 11' 10" (4.65m x 3.61m) (max)



KITCHEN / DINING AREA:
16' 11" x 11' 4" (5.16m x 3.45m)

UTILITY ROOM:
5' 1" x 3' 1" (1.55m x 0.94m)



WC:



FIRST FLOOR

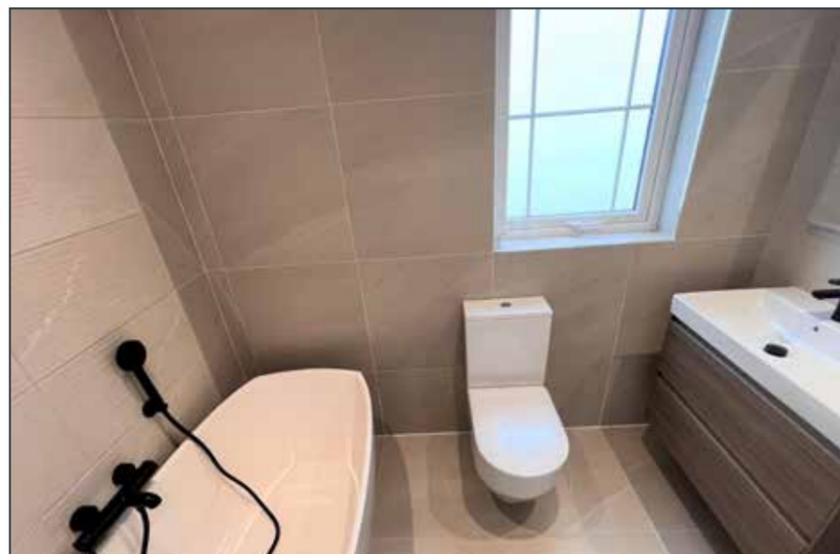
BEDROOM (1):
15' 3" x 11' 9" (4.65m x 3.58m)
(max)



ENSUITE:

BEDROOM (2):
11' 4" x 8' 4" (3.45m x 2.54m)
(max)

BEDROOM (3):
10' 2" x 7' 2" (3.1m x 2.18m)

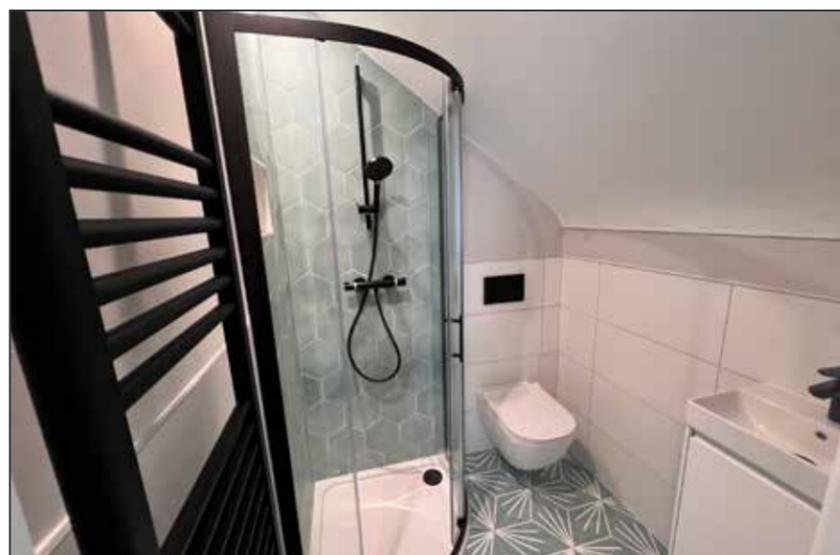


BATHROOM:
7' 11" x 5' 5" (2.41m x 1.65m)
(max)



SECOND FLOOR

BEDROOM (4):
16' 9" x 9' 9" (5.11m x 2.97m)
(max)



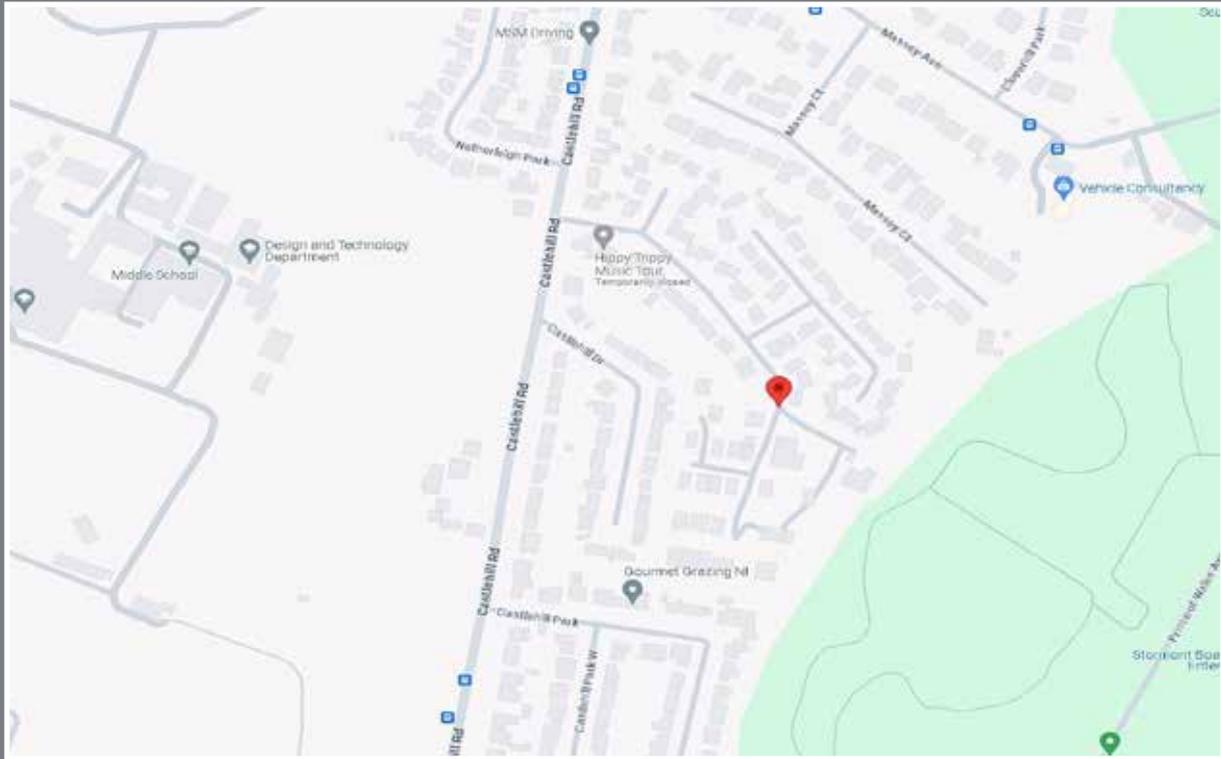
ENSUITE:



FLOOR PLANS



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: SHJD/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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