

simon**BRIEN**
RESIDENTIAL

5 Castlegowan Crescent,
Belfast, BT5 7WQ



Asking Price £275,000

Telephone 02890 595555
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KEY FEATURES

- Immaculate three-bedroom semi-detached property
- Constructed in 2020
- Living room with fitted plantation shutters
- Fitted kitchen with island, quartz worktops, integrated appliances and casual dining space
- Three generous bedrooms
- Bedroom one with en suite shower room, built in wardrobes and fitted plantation shutters
- Family bathroom
- Downstairs cloakroom
- Feature corning on ground floor
- Gas central heating And double glazed windows
- Driveway parking for 2 cars
- Enclosed garden to rear laid in lawns
- Smarhome GoKonnnect system fitted including alarm and video doorbell
- Convenient location off the Ballygowan Road off the A55 Outer Ring with ease of access to Belfast City Centre
- Close to a host of local amenities and schools

SUMMARY

We are delighted to present this immaculate and upgraded three bedroom semi-detached home in the popular Castlehill development off the Ballygowan Road.

The accommodation is spacious with generous ceiling heights giving the feeling of more space. On the ground floor you are greeted by an entrance hall with cloakroom, living room with feature fire surround, kitchen with casual dining space, the kitchen has been upgraded with island, quartz worktops, there is a good range of integrated appliances, and large storage room. On the first floor are three good sized bedrooms, bedroom one has the benefit of an en suite shower room and built in wardrobes, and a family bathroom services the other bedrooms.

Outside there is a landscaped garden laid in lawns, to the front is driveway parking. the heating is gas and windows are double glazed. There is also a GoKonnnect smart home system which includes a video door bell and remote alarm system.

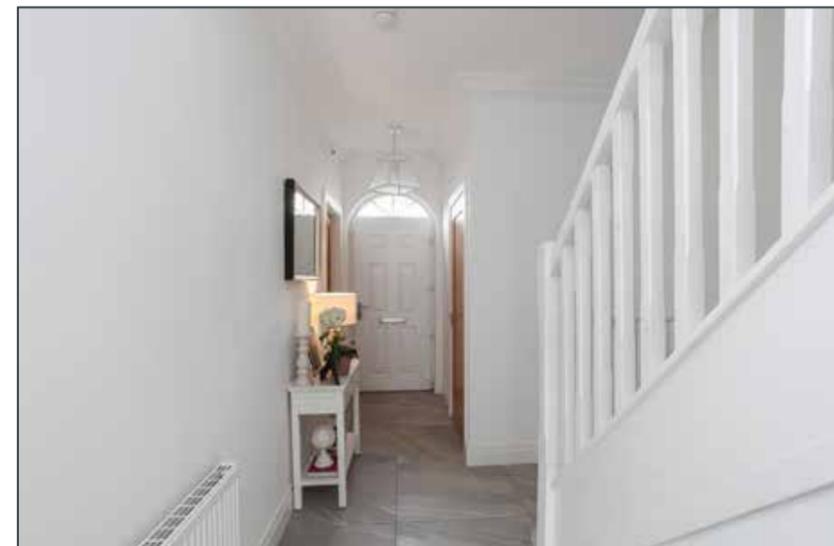
All in all a beautiful home with nothing to do but move in and enjoy, all whilst being situated in a highly convenient and popular suburban location.



ACCOMMODATION

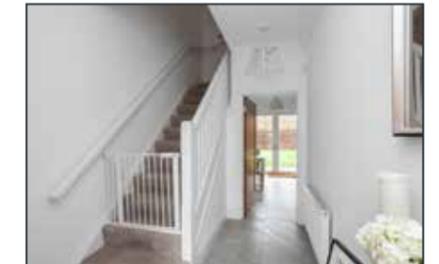
GROUND FLOOR

Panelled entrance door to Entrance Hall.



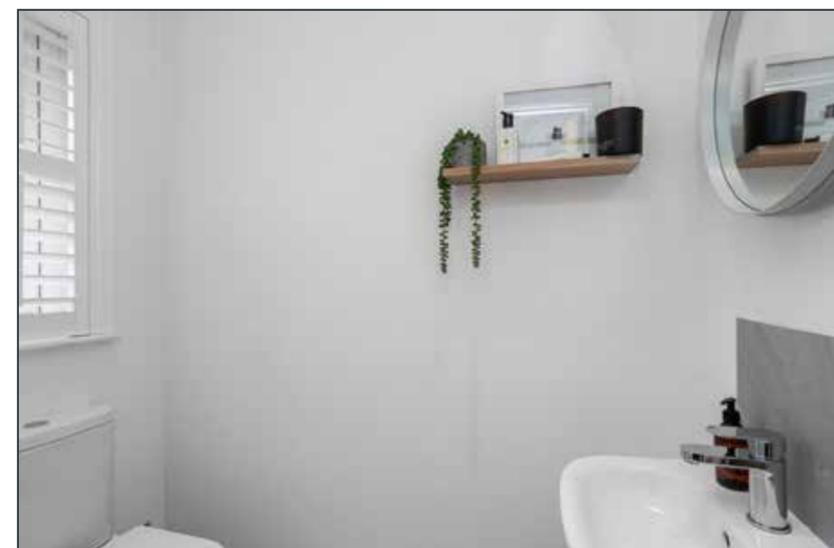
ENTRANCE HALL:

Tiled floor, corniced ceiling.



CLOAKROOM:

Low flush WC and wash hand basin, tiled floor, recessed lighting, fitted plantation shutters.



LIVING ROOM:
15' 4" x 11' 9" (4.67m x 3.58m)

Fire surround with electric fire inset and granite hearth, fitted plantation shutters.



KITCHEN/DINING:
19' 3" x 12' 5" (5.87m x 3.78m)

Fitted high and low level units with Quartz worktops, island unit and breakfast bar dining, Franke 1.5 bowl stainless steel sink unit with mixer taps, integrated dishwasher, integrated combi washer/dryer, 4 ring induction hob with stainless steel extractor hood, integrated double combi oven, integrated fridge freezer, gas boiler, tiled floor, corniced ceiling. Storage cupboard with ample storage space, double opening glazed doors to patio and gardens.



FIRST FLOOR

LANDING:

Large walk in cupboard with shelving.

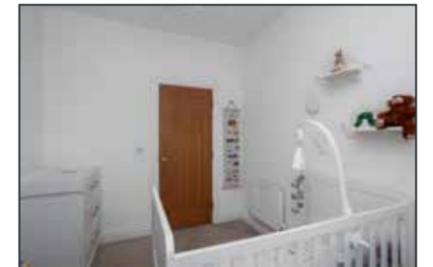




BEDROOM (1):
13' 8" x 10' 9" (4.17m x 3.28m)
 Fitted wardrobes and drawers, fitted plantation shutters.



BEDROOM (3):
10' 1" x 8' 2" (3.07m x 2.49m)
 Fitted plantation shutters.



ENSUITE SHOWER ROOM:
 Low flush WC, wash hand basin, fully tiled shower with chrome thermostatic fittings, tiled floor, recessed lighting.



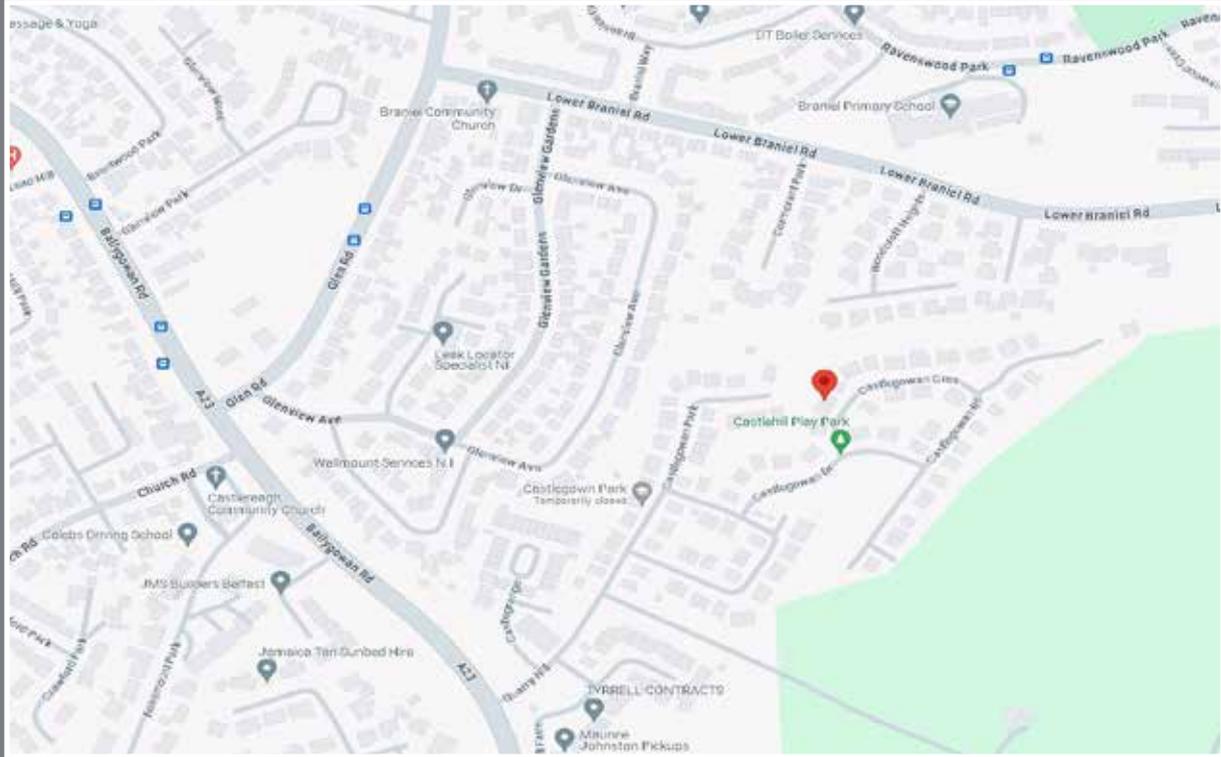
BATHROOM:
 Low flush WC, wash hand basin with vanity unit below, corner shower with electric shower, panelled bath with mixer taps, tiled floor, chrome heated towel radiator, recessed lighting.



BEDROOM (2):
10' 6" x 10' 4" (3.2m x 3.15m)



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: TB/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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