

simon**BRIEN**
RESIDENTIAL

71 Castlehill Road,
Belfast, BT4 3GP



Asking Price £399,950

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Four Bedroom Detached House
- Three Reception Rooms
- Kitchen
- Bathroom
- Detached Garage With Parking To Side
- Oil Fired Central Heating
- Mostly Double Glazed
- Security Alarm System
- Greenhouse
- Generous Gardens to Front, Rear and Side Highly Regarded Residential Location

SUMMARY

Nestled on the prestigious Castlehill Road and on the corner of Castlehill Drive is this detached home with mature gardens enjoying all the amenities which East Belfast has to offer.

The beautiful grounds of Stormont Government Buildings are within a few minutes' walk and many primary, secondary and grammar schools are also within a few minutes' drive.

The accommodation comprises of four generous bedrooms, large living room, family room, play room, kitchen and bathroom. The property was constructed in the 1950's and offers great living space which can be extended or adapted for your requirements.

Outside the property boasts generous gardens laid in lawns with patio, shrubs, mature plants and hedging which enjoy afternoon and evening sunshine to the rear. Further benefits include oil fired central heating and a detached garage.

Please contact our East Belfast office on 028 9059 5555 to arrange a viewing.



ACCOMMODATION

GROUND FLOOR

ENCLOSED ENTRANCE PORCH



ENTRANCE HALL:

Cloaks cupboard.



LIVING ROOM:

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

Gas fire (mains gas) dual aspect, French double doors to rear.





PLAY ROOM:
11' 4" x 7' 10" (3.45m x 2.39m)



BATHROOM:
White suite comprising: Panelled bath instant heat electric shower, low flush WC, fully tiled walls, pedestal wash hand basin, hotpress.



DINING ROOM:
13' 0" x 10' 10" (3.96m x 3.3m)



FIRST FLOOR



KITCHEN:
11' 5" x 8' 0" (3.48m x 2.44m)

Full range of high and low level units, plumbed for dishwasher, plumbed for washing machine, partly tiled walls, ceramic tiled floor.

PANTRY



BEDROOM (1):
11' 6" x 11' 1" (3.51m x 3.38m)

Built in storage and drawers, seating area with storage drawers.



BEDROOM (2):
11' 5" x 11' 0" (3.48m x 3.35m)
 Pedestal wash hand basin.



BEDROOM (3):
9' 8" x 8' 0" (2.95m x 2.44m) To Max.
 Built in robes, storage into eaves.



BEDROOM (4):
13' 2" x 12' 7" (4.01m x 3.84m)
 Built in wardrobes and storage into eaves on both sides.

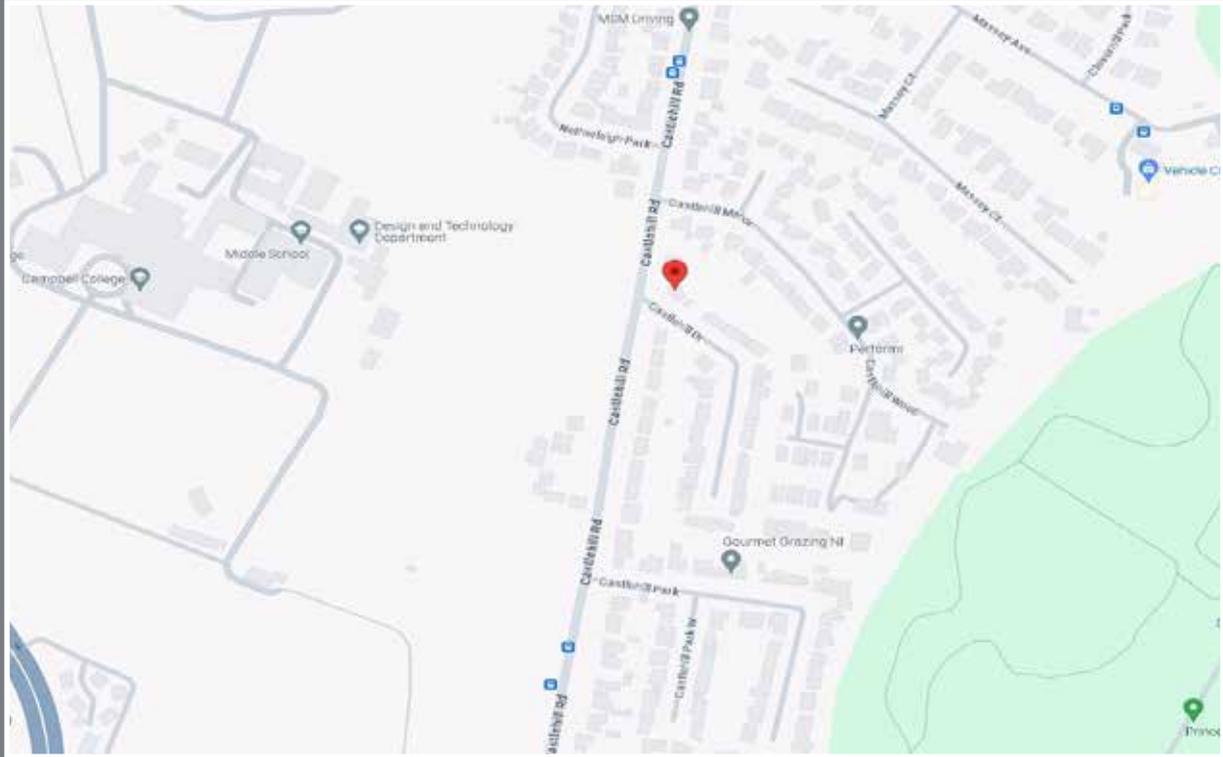
OUTSIDE

DETACHED GARAGE:
17' 0" x 8' 3" (5.18m x 2.51m)
 Roller shutter door, remote controlled, side service door, power and light.

GARDEN STORE:
9' 2" x 3' 2" (2.79m x 0.97m)



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/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	28 F	
1-20	G		

EPC REF: 2634-3924-8300-0915-6296

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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