



42 CASTLEMORE AVENUE

Belfast, BT6 9RF

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*Offers over* **£239,950**



DETACHED | 3  | 1  | 2 

This fantastically presented detached property enjoys a prime position within a quiet residential development just off the Upper Knockbreda Road in Southeast Belfast.

## KEY FEATURES

- Amazing Views Across Belfast
- Bright and Spacious Accommodation Throughout
- Front Lounge with Mature Outlook to Front and Excellent Views Across Belfast
- Separate Dining Room
- Modern Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms
- Luxurious Family Bathroom with White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Enclosed Rear Garden with Excellent Degree of Privacy
- Driveway with Ample Off Street Parking Leading to Integral Garage
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended





## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Front Lounge  
13'7" x 12'1"
- Dining Room  
12'3" x 11'8"
- Kitchen  
8'6" x 7'11"

### *First Floor*

- Landing
- Bedroom One  
12'1" x 11'4"
- Bedroom Two  
11'8" x 11'4"
- Bedroom Three  
8'5" x 7'11"
- Family Bathroom

### *Outside*

- Driveway
- Integral Garage
- Rear Garden Part Laid in Lawn



## DIRECTIONS

*Travelling along the Upper Knockbreda Road in the direction of Belvoir, turn left on to Casaeldona Park. Turn Right on to Castlemore Avenue. Number 42 is located on the left hand side*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	65	69

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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