



This attractive, modern townhouse is situated within this highly regarded development conveniently located off the Barnetts Road, offering easy access to leading schools, Parliament Buildings, Ulster Hospital and Belfast City Centre.

Internally the property offers bright and spacious living on the ground floor. There is a large living room with a feature fireplace & a modern kitchen you can dine in, with doors out to the garden. On the first floor there are three well proportioned bedrooms, the principal with an en suite shower room and family bathroom.

Externally there is a garden to the rear with patio and lawn. At the front of the property there is ample off-street parking.

Overall, this is a well presented property in a desirable location, therefore early viewing is highly recommended.

Offers Over  
£275,000

20 Castlevue Cottage  
Gardens,  
BELFAST,  
BT5 7FP

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Viewing by  
appointment with  
& through agent  
028 9065 0000





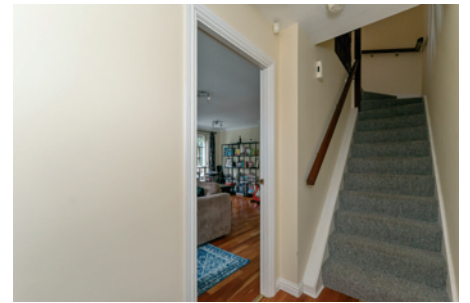
- End townhouse in popular residential location
- 3 well-proportioned bedrooms
- Principal bedroom with ensuite shower room
- Living room with feature fireplace & bay window
- Kitchen with range of appliances, dining area & access to rear
- Family bathroom on first floor
- Enclosed rear garden with sunny aspect
- Gas fired central heating/uPVC double glazing throughout
- Driveway parking
- Close to excellent amenities, parks, schools & bus links to Belfast & Dundonald

The Property Comprises:

## Ground Floor

Hardwood front door with glazed inset to . . .

RECEPTION HALL: Cherrywood solid wooden floor.



LIVING ROOM: 22' 5" x 15' 3" (6.83m x 4.65m) (into bay window). Composite fireplace with gas coal fire and tiled hearth, cornice ceiling, cherrywood solid wooden floor, dual aspect windows.





KITCHEN: 16' 3" x 11' 9" (4.95m x 3.58m) Range of high and low level units, laminate work surfaces, stainless steel single drainer 1.5 bowl sink unit with mixer tap, plumbed for washing machine, four ring gas hob with extractor fan above, part tiled walls, ceramic tiled floor, built-in high level double oven, wine rack, built-in glazed display unit. Open to ample dining area, uPVC double glazed French doors to rear garden, storage under stairs.



First Floor

LANDING: Access to floored roofspace with light, airing cupboard with built-in shelving.



BEDROOM (1): 13' 5" x 11' 5" (4.09m x 3.48m) Cherrywood solid wooden floor.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, built-in shower with tiled splash back, part tiled walls, ceramic tiled floor, chrome heated towel rail, extractor fan.



BEDROOM (2): 10' 2" x 6' 5" (3.1m x 1.96m) Extensive range of wall-to-wall built-in mirror fronted sliding robes.





BEDROOM (3): 10' 2" x 7' 6" (3.1m x 2.29m) Semi-sold wooden floor, built-in shelving.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, cast iron roll-top food and claw bath with chrome mixer tap and telephone hand shower unit, part tiled walls, ceramic tiled floor, chrome heated towel rail, low voltage spotlights.





## Outside

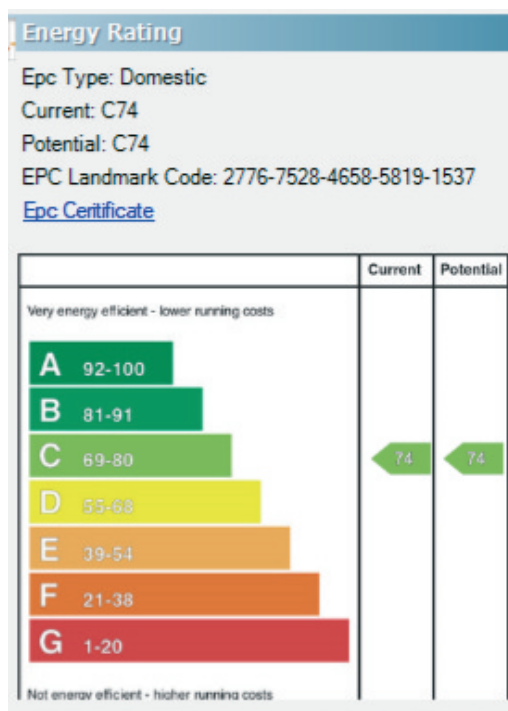
Enclosed landscaped rear garden with paved patio area ideal for barbecuing and outdoor entertaining, lawn, excellent degree of privacy, garden shed, water tap. Tarmac driveway with off-street parking for a number of cars. Front garden laid in lawns.



## Location:

Travelling down Kings Road from Belfast, turn left into Barnetts Road. Development is on the right hand side just before left hand bend.

Telephone 028 9065 0000  
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