



Situated in one of east Belfast's most popular and desirable locations, this attractive, detached family home is positioned in a quiet cul-de-sac off the prestigious Castlehill Road. Very convenient to leading junior and senior schools, excellent local amenities and public transport routes.

Perfect for the growing family the property itself offers bright, well proportioned accommodation with four bedrooms and three ground floor reception rooms.

Overall the property has been well maintained and combined with the spacious accommodation and popular location, we know this will create wide appeal.

Offers Around  
£385,000

24 Castlehill Park,  
Castlehill Road,  
BELFAST,  
BT4 3GU

---

Viewing by  
appointment  
through agent  
028 9042 4747



- Attractive Well Presented Detached Family Home in a Very Popular Location
- 3 Reception Rooms
- Modern Fitted Kitchen with Casual Dining Area
- 4 Bedrooms to Include Master with Ensuite Shower Room & Dressing Room/Study Area
- Modern White Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazed
- Detached Garage with Separate Utility Room
- Front & Enclosed Rear Gardens
- Convenient to Many Leading Senior & Junior Schools, Stormont Estate & Ballyhackamore

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH:

ENTRANCE HALL: Solid wood flooring.



CLOAKROOM: Low flush wc and store cupboard.

LOUNGE: 15' 5" x 11' 10" (4.7m x 3.6m) Attractive mahogany fireplace with granite hearth, solid wood flooring.



LIVING ROOM: 18' 1" x 17' 9" (5.5m x 5.4m) Solid wood flooring, recessed spotlights, uPVC double glazed patio doors to garden.



DINING ROOM: 11' 10" x 11' 6" (3.6m x 3.5m) (into bay window). Solid wood flooring.



MODERN FITTED KITCHEN: 20' 0" x 7' 7" (6.1m x 2.3m) Excellent range of high and low level units, worktops, single drainer stainless steel sink unit with mixer tap, built-in oven, five ring gas hob, stainless steel extractor fan, concealed lighting, ceramic tiled floor, plumbed for washing machine, built-in fridge and integrated dishwasher.



First Floor

LANDING:

BEDROOM (1): 13' 9" x 11' 10" (4.2m x 3.6m) Feature double glazed window and Velux window.



ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle, built-in Mira Sport shower unit, heated towel rail, ceramic tiled floor, part tiled walls.

DRESSING ROOM/SEPARATE STUDY AREA:



BEDROOM (2): 12' 2" x 11' 2" (3.7m x 3.4m)

BEDROOM (3): 11' 2" x 10' 10" (3.4m x 3.3m) Range of built-in cupboards, pedestal wash hand basin.



BEDROOM (4): 9' 2" x 7' 10" (2.8m x 2.4m) Laminate wood effect flooring.

BATHROOM: Free standing bath with mixer tap, low flush wc, pedestal wash hand basin, fully tiled built-in shower cubicle with Mira Event shower unit, heated towel rail, ceramic tiled floor, hotpress with copper cylinder and immersion heater.



## Outside

Tarmac driveway to

DETACHED MATCHING GARAGE: Electric up and over door, light and power, oil fired boiler.

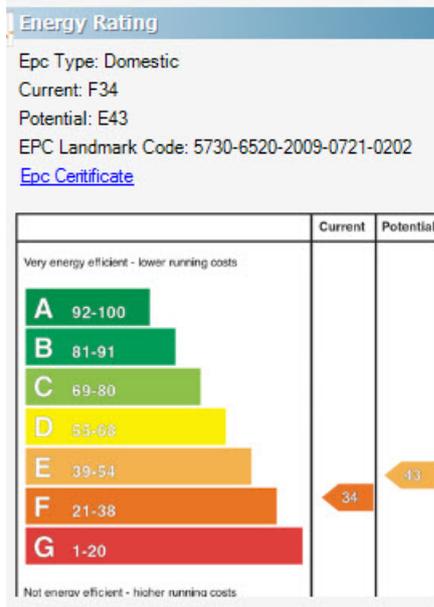
SEPARATE UTILITY ROOM: High and low level units, single drainer stainless steel sink unit with mixer tap.

Neat front and private rear gardens in lawns and flower beds. Sandstone patio area and delightful outlook onto mature trees at Stormont to rear.



## Location:

Travelling out of Belfast on the Upper Newtownards Road, proceed through the traffic lights at the junction of Knock Road. Turn left into Castlehill Road and then take the 2nd turn on the right into Castlehill Park.



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

