



On an elevated site bordering countryside, this detached bungalow offers exceptional views over Belfast City to the Antrim Hills.

Recently refurbished this fine home will suit a wide range of potential purchasers although the elevated site will have a particular appeal to those seeking a city base on the edge of the countryside.

Conveniently positioned for those seeking good access to the city centre by car or bus. The South East Belfast Ring Road at Upper Knockbreda also offers good access by car to both east and west.

The accommodation comprises, a spacious split level living room and dining area, fitted kitchen and breakfast area, three well proportioned bedrooms, family bathroom, uPVC double glazed windows, gas central heating, garden area to front and rear terraced patio areas with steep garden beyond.

We can recommend an internal inspection as essential.

Offers Around
£195,000

79 Castlemore Avenue,
BELFAST,
BT6 9RH

Viewing by
appointment
through agent
028 9066 3030



- Impressive detached bungalow on elevated site with superb panoramic views
- Exceptional views over Belfast City to Antrim Hills
- Spacious split level living room and dining area
- Good sized modern kitchen with excellent range of units and breakfast area
- Superb natural wood oak flooring with insulation
- Three well-proportioned bedrooms
- Gas fired central heating
- PVC fully double glazed windows
- Recently rewired
- Family bathroom

The Property Comprises:

Ground Floor

ENTRANCE HALL:

LIVING ROOM: 11' 9" x 9' 10" (3.58m x 3m) Superb natural wood flooring. Exceptional views over Belfast City to Antrim Hills. Fully tiled fireplace surround and chimney breast. Open plan to:



RAISED DINING AREA: 12' 8" x 9' 10" (3.86m x 3m) Superb natural wood flooring.



MODERN FITTED KITCHEN: 24' 9" x 9' 2" (7.54m x 2.79m) Excellent range of modern fitted kitchen units with range of high and low level cupboard space. Integrated dishwasher. Built-in hob and oven. Plumbed for washing machine, marble effect work surfaces with drainer and inset stainless steel sink unit. Mixer taps. Dining area with double glazed sliding patio doors to rear. Natural wood flooring in dining area.



BEDROOM (1): 11' 9" x 11' 6" (3.58m x 3.51m) Built-in robe.



BEDROOM (2): 9' 9" x 9' 10" (2.97m x 3m) Built-in robe.



BEDROOM (3): 8' 10" x 7' 3" (2.69m x 2.21m) Built-in robe.



BATHROOM: Wood panelled bath, low flush wc, pedestal wash hand basin, fully tiled walls. Vanity mirror with storage.



INTEGRAL GARAGE: 20' 0" x 9' 10" (6.1m x 3m) Metal up and over door. Gas fired central heating boiler.

Tarmac driveway to parking area.

FRONT GARDEN: Laid in lawn.

REAR GARDEN: with two terraced patio areas and steep garden in grass above.





Location:

Upper Knockbreda Road into Castledona Park. Continue to Castlemore Rise and follow road to top.

Telephone 028 9066 3030
www.templetonrobinson.com

Ground Floor

Approx. 96.4 sq. metres (1037.9 sq. feet)



Total area: approx. 96.4 sq. metres (1037.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Rating

Epc Type: Domestic

Current: G17

Potential: F28

EPC Landmark Code: 9801-7586-5729-8900-7913

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20	17	28
Not energy efficient - higher running costs		

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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