



## 16 Castledillon Road, Belvoir Park, Belfast, BT8 7BH

**Asking Price £159,950**

16 Castledillon Road is a deceptive mid terrace home set in one of this popular areas most sought after settings, close to an array of amenities, including local shops, schools, churches as well as bus and arterial routes. This home has been very well maintained, both internally and externally and given its good size accommodation it is a home that does really need to be viewed to be appreciated, and one we feel will be of instant appeal to the many chain free buyers looking to invest / take their first steps upon the property ladder. Externally it is set on a fantastic site, with lawn gardens and patio to the front and an amazing and well maintained garden to the rear which offers a large patio and feature decking / seating area. From the rear of the property there is a pleasant view overlooking the city and mountains. Close by are many amenities including local shops, the Tesco Store, Forestside shopping centre and the many shops on the Boucher Road. For those who enjoy the outdoors, Shaw's Bridge, Minnowburn and Belvoir Park Forest are all within a brief walk from the property.

- Superb and modernised mid terrace
- Modern fitted kitchen open to the family / dining area
- Gas fired central heating
- Well maintained front gardens
- Panoramic views to the rear
- Three good size bedrooms
- Deluxe shower suite
- Double glazed windows
- Excellent rear gardens with patio and seating areas
- Close to so many amenities

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**The accommodation comprises**

Composite front door leading to the entrance hall

**Entrance hall**

Laminate flooring, under stairs cloaks.

**Lounge 14'2 x 12'1 (4.32m x 3.68m)**



Double glazed French doors.

**Modern kitchen / family dining 21'3 x 10'4 (6.48m x 3.15m)**



Full range of high and low level units, single drainer sink unit with mixer taps, 4 ring hob and under oven, extractir fan, plumbed for washing machine, integrated dishwasher, part tiled walls, tile effect laminate flooring, open to the family dining area.

**Family dining area**



**1st floor**

Landing, access to the roof space.

**Bedroom 1 14'3 x 9'2 (4.34m x 2.79m)**



Laminate flooring.

**Bedroom 2 12'9 x 10'2 (3.89m x 3.10m)**



Laminate flooring.

### Bedroom 3 10'1 x (3.07m x )



Laminate flooring, built in robe.

### Shower room 7'9 x 5'9 (2.36m x 1.75m)



Deluxe shower suite comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, wash hand basin with storage below, pvc panelled ceiling, recessed spotlights, tiled floor. Wall mounted radiator.

### Outside

### Front gardens



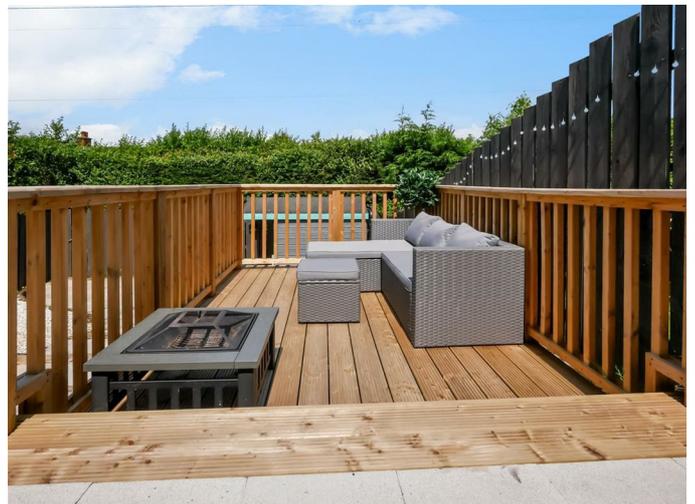
Gardens to the front laid in lawn, with additional flagged area. Access to the shared alley.

### Rear gardens



Large flagged patio area to the rear with feature decking / seating area, loose stone areas, out building, outside light and tap.

### Additional garden image



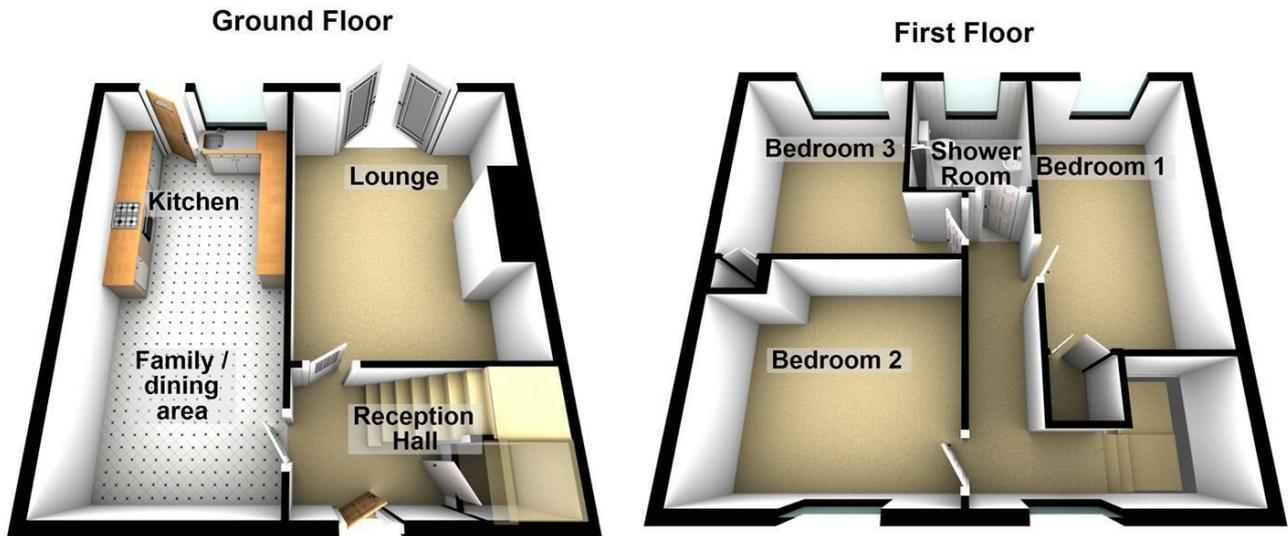
## Rear elevation



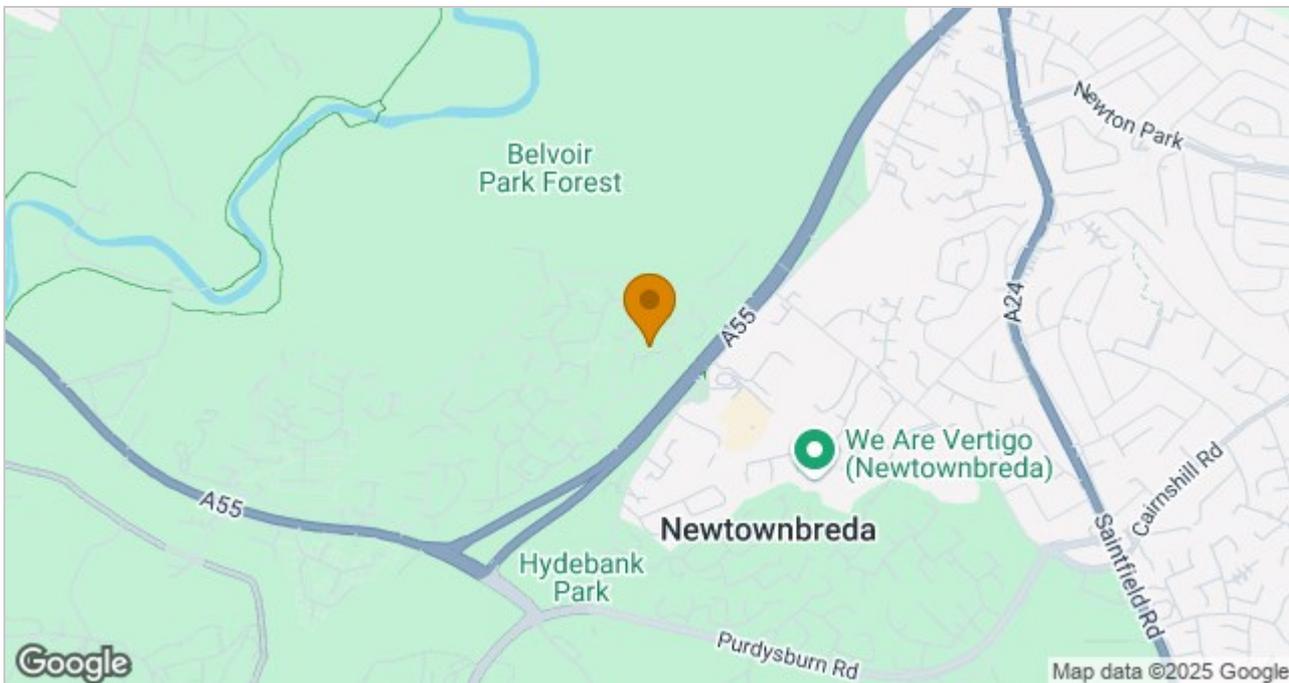
## Views



## Floor Plan



## Area Map



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