




## 12 Castle Gardens , Belfast, BT15 4GA

**Offers In The Region Of  
£329,950**

Superb Detached Family Home Extended And Modernised With Extensive Gardens Within This Highly Desirable Location

Holding a prominent site within this most sought after location, this extended handsome family home offers generous family sized accommodation. The richly appointed interior comprises 3 bedrooms, 2 plus reception rooms, extended well fitted kitchen with open plan to living / dining, downstairs shower room and family bathroom with separate wc to first floor. The dwelling further benefits from uPvc double glazed windows, gas central heating, extensive use of wood strip and ceramic floor coverings throughout and has been maintained and presented to an excellent standard over the years. Extensive gardens in patio and raised decked area with southerly aspect to rear and dual driveway access combines with the most convenient location with leading schools, public transport and Fortwilliam Golf Club all within walking distance.

Immediate internal inspection strongly recommended to appreciate this superb family home.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	57	63
EU Directive 2002/91/EC		

# 12 Castle Gardens

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- Handsome Extended Detached Residence
- Downstairs Shower Room
- Gas Central Heating
- Extensive Rear Garden
- 3 Bedrooms 2 Plus Reception Rooms
- Family Bathroom with Separate Wc
- Detached Garage
- Extended Kitchen with Living Dining
- uPvc Double Glazed Windows
- Ample Car Parking

## Open Entrance Porch

### Entrance Hall

Double storm doors lead to light detail, wood strip floor, panelled radiator. under stair storage.

### Shower Room

White suite comprising wet room shower, pedestal wash hand basin, low flush wc, chrome radiator, fully tiled walls. ceramic tiled floor

### Extended Lounge

20'2" x 11'11" (6.15 x 3.63)

Attractive wooden fireplace with cast iron inset, wood laminate floor, built-in shelving, Upvc double glazed patio doors to garden.

### Extended Kitchen

20'9" x 15'1" (6.35m x 4.61)

Belfast sink unit, extensive range of high and low level units, granite worktops, range space, canopy extractor fan, fridge/freezer space, stone tiled walls, wood strip flooring.

## Open Plan Living Dining Area

Attractive fireplace with tiled hearth, panelled radiator.

### Snug

12'8" x 7'11" (3.88 x 2.42)

Feature built-in storage display unit. wood strip flooring. Upvc double glazed patio doors, recessed lighting, wall mounted gas boiler.

### First Floor

Landing wood strip floor, panelled radiator.

### Bedroom

8'8" x 8'5" (2.65 x 2.58)

Wood strip floor, panelled radiator

### Bedroom

11'1" x 9'2" (3.38 x 2.80)

Wood strip floor, panelled radiator

### Bathroom

White suite comprising cast iron panelled bath telephone hand shower, wash hand

basin, panelled radiator, ceramic tiled floor, partly tiled walls.

Separate matching low flush wc, partly tiled walls, ceramic tiled floor.

### Bedroom

13'8" x 12'5" (4.17 x 3.78)

Double aspect windows, double panelled radiator, wood laminate floor

### Detached Garage

Up and over door, plumbed for washing machine and tumble dryer.

### Outside

Dual entrance driveway with ample car parking. Extensive rear garden in lawns shrubs and flower beds with southernly aspect, patio area, outside light and tap, raised timber decked area with light and power, panoramic views of Belfast's Cavehill.



## Directions





Floor Plan

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