



ULSTER PROPERTY SALES

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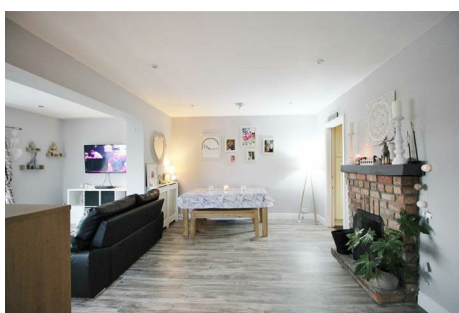
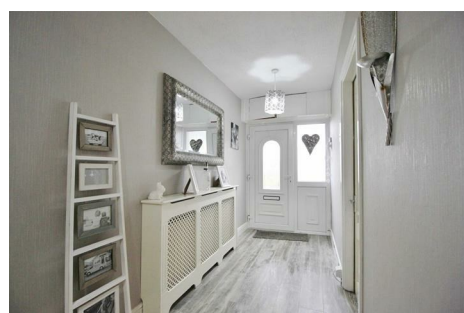
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 Flush Road , Belfast, BT14 8SJ

Superb Detached Bungalow Set Within Semi-Rural Location With Panoramic Views

Holding a semi-rural location affording panoramic views over rolling countryside towards the Mourne Mountains this spectacular bungalow offers a contemporary modern interior which will impress. The extended beautifully presented accommodation comprises 4 bedrooms, lounge, fitted kitchen with dining area and contemporary white bathroom suite with wet room style shower. The dwelling further offers furnished cloakroom, extensive use of wood laminate and ceramic floor coverings, low voltage lighting, uPvc double glazed windows, oil fired central heating and has undergone extensive refurbishment works in recent times. Ample car parking, excellent gardens and extensive outbuildings with unlimited potential makes this a home of unique qualities which warrants immediate viewing.

**Offers In The Region Of
£239,950**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

17 Flush Road

, Belfast, BT14 8SJ



- Through Lounge
- Furnished Cloakroom
- Excellent Gardens
- Luxury Fitted Kitchen
- uPvc Double Glazed Windows, Oil Fired Central Heating
- Superb Detached Bungalow
- Contemporary White Bathroom
- Extensive Outbuildings

Entrance Hall

UPvc double glazed entrance door, double panelled radiator, wood laminate floor.

Through Lounge

14'10" x 20'6" (4.52 x 6.25)

Into bay, brick fireplace, wood laminate floor, recessed lighting.

Dining Area

Kitchen

29'4" x 9'5" (8.94 x 2.87)

Bowl and a half ceramic sink unit, extensive range of high and low level units, formica worktops, range space, canopy extractor fan, partly tiled walls, tall larder, broom cupboard, ample storage, glass display unit, American fridge/freezer housing, integrated dishwasher, recessed lighting, ceramic tiled floor, Velux roof light.

Dining Area

Double panelled radiator.

Rear Lobby

Ceramic tiled floor, uPvc double glazed rear door.

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, ceramic tiled floor.

Bedroom

9'6" x 19'7" (2.90 x 5.96)

Double panelled radiator, Velux roof light, ceramic tiled floor, recessed lighting.

Bedroom

12'0" x 9'10" (3.66 x 3.00)

Double panelled radiator.

Bedroom

9'10" x 7'8" (3.00 x 2.34)

Double panelled radiator.

Bedroom

19'8" x 9'8" (5.99 x 2.95)

Double panelled radiator, wood laminate floor, recessed lighting.

Bathroom

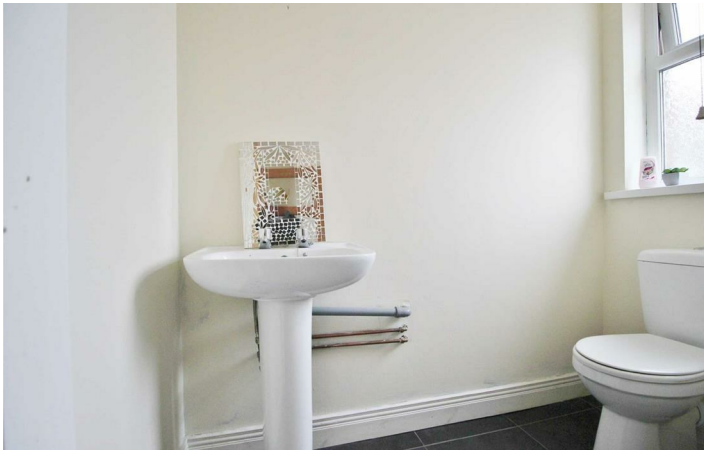
Contemporary white suite comprising wet room style shower, thermostatically controlled shower unit, panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, stone tiled floor, fully tiled walls, pvc panelled ceiling, chrome radiator, recessed lighting.

Outside

Extensive gardens and car parking bays, extensive range of outbuildings to include stores and workshops.



Directions



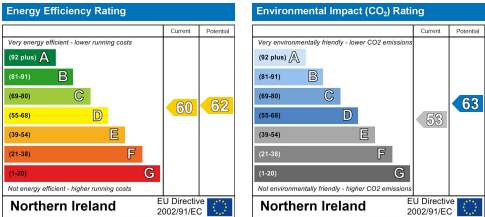
Floor Plan

17, Flush Road, BELFAST, BT14 8SJ



Total Area: 125.3 m² ... 1349 ft²
All measurements are approximate and for display purposes only

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