



ULSTER PROPERTY SALES

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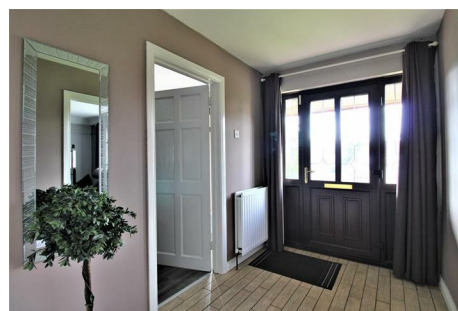
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



11 Clareglen , Belfast, BT14 8LU

Offers In The Region Of £264,950

A Magnificent Extended Detached Villa Holding A Mature Elevated Site Within This Much Admired Residential Location.

A beautifully presented and luxuriously appointed modern extended detached villa overflowing with a host of luxury features. The spacious richly appointed interior comprises 4 bedrooms, 3 reception rooms, superb kitchen with utility room and modern white bathroom suite. The dwelling further offers downstairs modern shower room in white suite, patio doors to garden, oil fired central heating, uPvc double glazed windows and exterior doors, Pvc fascia and eaves, built-in mirrored slider robes and extensive use of low voltage lighting and wooden and ceramic floor coverings.

Mature gardens with excellent patio areas and a integral garage combines with easy access to the City to make this the perfect family home worthy of your immediate attention.

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

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, Belfast, BT14 8LU



- Extended Luxuriously Appointed Modern Detached Villa
- Luxury Fitted Kitchen with Utility Room
- Modern White Family Bathroom
- Private Gardens
- 4 Bedrooms 3 Reception Rooms
- Oil Fired Central Heating
- Downstairs Modern White Shower Room
- Integral Garage
- Upvc Double Glazed Windows
- Pvc Facia and Eaves

Open Entrance Porch

Entrance Hall

Double glazed entrance door, ceramic tiled floor, panelled radiator, under stair storage .

Living Room

19'8" x 12'11" (6.01 x 3.96)
Feature fireplace with cast iron inset, gas effect fire, wood laminate floor, double panelled radiator, corniced ceiling.

Dining Room

14'8" x 12'0" (4.49 x 3.68)
Wood laminate floor, french doors to garden, panelled radiator.

Lounge

18'3" x 10'2" (5.57 x 3.11)
Wood laminate floor, panelled radiator.

Double dividing doors :

Kitchen

15'3" x 12'0" (4.65 x 3.68)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, canopy extractor fan, fridge/ freezer space, plumbed for dishwasher, glass display units, wood laminate floor, partly tiled walls.

Lobby

Wood laminate floor coverings, panelled radiator, recessed lighting.

Access to Garage.

Utility Room

11'10" x 11'2" (3.62 x 3.42)
Formica worktop, plumbed for washing machine, tumble dryer space, fridge freezer space.

Shower Room

Modern white suite comprising shower cubicle, electric shower unit, pedestal wash hand basin, low flush wc, Pvc panelled walls and ceiling with recessed lighting, ceramic tiled floor, chrome radiator,

First Floor

Recessed lighting

Bathroom

Deluxe white bathroom suite comprising panelled bath, shower screen, telephone hand shower, vanity unit, low flush wc, pvc panelled walls, recessed lighting, chrome radiator. Hot press.

Bedroom

12'7" x 10'7" (3.85 x 3.23)
Built-in mirrored slider robes, velux roof light.

Bedroom

13'6" x 7'2" (4.14 x 2.20)
Wood laminate floor, velux rooflight.

Bedroom

12'9" x 8'0" (3.91 x 2.46)
Panelled radiator

Bedroom

10'3" x 8'5" (3.13 x 2.59)
Wood laminate floor, panelled radiator.

Integral Garage

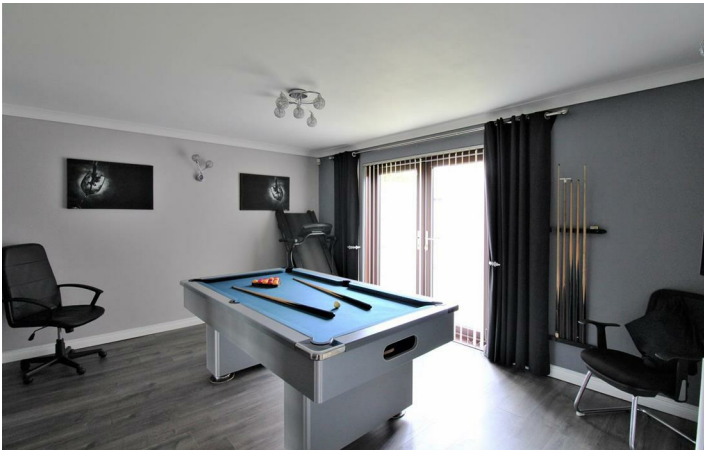
18'9" x 11'2" (5.73 x 3.42)
Roll shutter door, oil boiler , loft storage , light and power

Outside

Gardens front and rear in lawns, shrubs and flower beds. oil tank. outside light and tap. extensive patio areas, brick paved driveway ample carparking.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

