



## 9 Loughview Meadows , Belfast, BT14 8QD

**Offers In The Region Of  
£249,950**

Beautifully Presented Modern Built Semi Detached Villa Affording Panoramic Views of the City and Blacks Mountain

Holding a fabulous position affording breath taking panoramic views of the City and beyond to the Mourne Mountains this luxuriously appointed semi detached villa will have immediate appeal. The modern beautifully presented interior comprises 4 bedrooms, master bedroom with en-suite shower room, spacious lounge, family room with patio doors to garden, dining area, open plan to luxury newly fitted kitchen incorporating built-in oven and hob, integrated fridge/ freezer, dishwasher and newly fitted modern white bathroom suite complete with free standing bath. The dwelling further offers uPvc double glazed windows, newly fitted gas fired central heating and extensive use of porcelain and wood laminate floor coverings. An integral garage with utility area, driveway with ample carparking and private gardens with open aspect to south facing rear add the finishing touches to this stunning family home

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 9 Loughview Meadows

, Belfast, BT14 8QD



- Luxuriously Appointed Spacious Semi Detached Villa
- Modern White Family Bathroom
- Integral Garage With Utility
- South Facing Rear Garden
- 4 Bedrooms 2 Reception Rooms
- Stunning En Suite Shower Room
- Pvc Facia And Eves
- New Integrated Fitted Kitchen
- Upvc Double Glazed Windows
- Highest Presentation

## Entrance Hall

Upvc double glazed entrance door, porcelain 12'5" x 10'1" (3.80 x 3.09) tiled floor, panelled radiator.

## Lounge

15'1" x 9'10" (4.60 x 3.02)  
Feature fireplace, marble inset, porcelain tiled floor, panelled radiators

## Kitchen

18'5" x 11'10" (5.63 x 3.62)  
Composite sink unit, extensive range of contemporary high and low level units, formica worktops, splash back, built-under oven and ceramic hob, canopy extractor fan, integrated fridge- freezer, integrated dishwasher, tall larder, porcelain tiled floor, Upvc double glazed rear door.

## Dining Area

Cloaks area access to garage.

Open Plan To

## Living Room

Porcelain tiled floor, double glazed French doors to garden

## First Floor

Landing

## Bathroom

Contemporary white suite with chrome fittings comprising free standing bath handcubicle, thermostatically controlled drench shower, pedestal wash hand basin, shower cubicle, vanity unit, low flush wc, partly tiled walls, feature radiator, ceramic tiled floor, recessed lighting.

## Bedroom

12'11" x 10'9" (3.95 x 3.29)  
Wood laminate floor, panelled radiator

## Bedroom

13'10" x 10'10" (4.24 x 3.31)  
Panelled radiator

## Bedroom

13'9" x 10'8" (4.20 x 3.27)  
Wood laminate floor, panelled radiator

## Bedroom

14'7" x 12'9" (4.47 x 3.89)  
Wood laminate floor, panelled radiator

## En Suite Shower Room

Modern white suite comprising shower shower, telephone hand shower, vanity unit, low flush wc, feature radiator, pvc panelled walls and ceiling, recessed lighting.

## Integral Garage

17'1" x 11'0" (5.23 x 3.37)  
Roller shutter door, gas boiler, plumbed for washing machine.

## Outside

Mature gardens in lawn, patio areas, shrubs and flower beds garden shed, south facing with brick paved driveway ample carparking, outside light and tap.

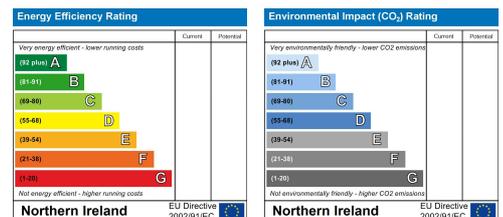


## Directions



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BALLYNAHINCH 028 9756 1155	CAUSEWAY COAST 0800 644 4432	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444
BALLYHACKAMORE 028 9047 1515	BANGOR 028 9127 1185	CAVEHILL 028 9072 9270	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYMENA 028 2565 7700	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
 @Ulster Property Sales is a Registered Trademark