



## 48 Downview Park West , Belfast, BT15 3ER

**Offers In The Region Of  
£370,000**

Charming Extended Double Fronted Red Brick Detached Residence Nestling At The Foot Of Belfast's Cavehill.

Holding a mature site with wooded back drop within what is commonly regarded as one of North Belfast's premier addresses, this stunning detached residence will have immediate appeal. The richly appointed interior comprises 4 bedrooms, 3 reception rooms, superb integrated kitchen incorporating built-in double oven and ceramic hob. The dwelling further offers a modern white bathroom suite with second separate shower room, uPvc double glazed windows, oil fired central heating Pvc fascia and eaves, extensive use of ceramic and wood strip floor coverings, downstairs furnished cloakroom, alarm system and an attached garage. Affording panoramic views of Belfast Cavehill and offering fabulous local amenities all within walking distance to include Cavehill country park, Fortwilliam golf club and leading schools makes this the perfect family home worthy of your immediate attention.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		EU Directive 2002/91/EC	

# 48 Downview Park West , Belfast, BT15 3ER



- Handsome Redbrick Detached Residence
- Modern White Bathroom
- Oil Fired Central Heating
- Pvc Facia And Eaves
- 4 Bedrooms 3 Reception Rooms
- Second Shower Room Furnished Cloakroom
- Attached Garage
- Superb Fitted Kitchen
- Upvc Double Glazed Windows
- Highly Regarded Location

## Entrance Hall

Double glazed entrance door, wood strip floor, under stair storage

## Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, half tiled walls, wood strip floor, leaded light window

## Lobby

Cloaks, ceramic tiled floor, fully tiled walls

## Lounge

18'4" x 11'2" (5.60 x 3.41)

Attractive hard wood fireplace, panelled radiator, wood strip floor, Upvc double glazed patio doors.

## Living Room

22'0" x 10'0" (6.73 x 3.06)

Feature marble fireplace, gas fire, panelled radiators, wood strip floor, Upvc double glazed patio doors, recessed lighting, corniced ceiling.

## Kitchen

18'1" x 8'5" (5.52 x 2.59)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven, ceramic hob, granite splash back, canopy extractor fan, tall larder, tall fridge/freezer, plumbed for a dish washer, glass display units shelving, ceramic tiled floor.

## Extended Familyroom

30'2" x 8'0" (9.22 x 2.44)

Picture full length windows, patio door access to both reception rooms, wood strip floor, panelled radiators.

## First Floor

Matching leaded light windows.

## Bathroom

Modern white suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, fully tiled walls, chrome radiator. Pvc panelled ceiling, recessed lighting.

## Shower Room

White suite comprising, shower cubical, electric shower, pvc panelled walls, ceramic tiled floor

## Bedroom

10'10" x 8'3" (3.31 x 2.53)

Wood laminate floor, panelled radiator.

## Bedroom

15'7" x 11'2" (4.76 x 3.42)

Range of built-in robes, panelled radiator.

## Bedroom

12'8" x 10'6" (3.87 x 3.22)

Range of built-in mirrored slider robes, panelled radiator.

## Bedroom

10'6" x 8'11" (3.21 x 2.74)

Panelled radiator, slingsby type ladder to roof space.

## Roof Space

Partly floored, electric light

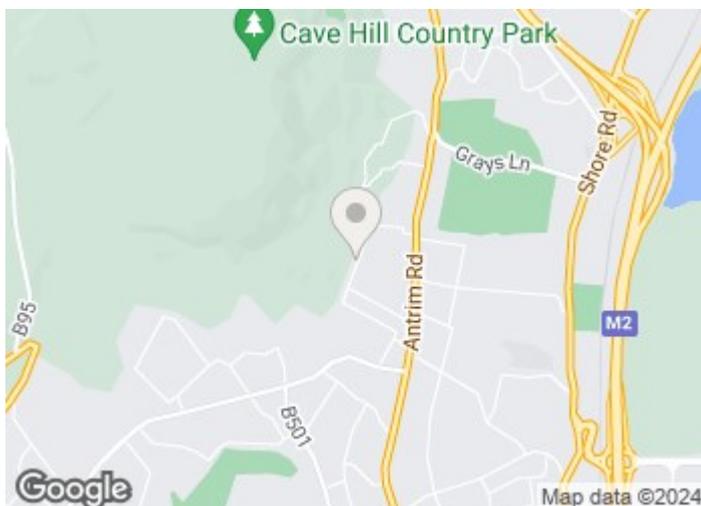
## Outside

Hard landscaped front garden in brick pavers with ample carparking, stone chip, flower beds with mature shrubs. Rear garden in lawns, shrubs and flower beds, mature hedging with southernly aspect and wood backdrop, outside light and tap, patio areas.

## Attached Garage

12'6" x 8'9" (3.83 x 2.68)

Up and over door light and power. Utility area, plumbed for a washing machine, freezer space. Boiler house oil fired central heating boiler



## 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.



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