

## 4 Napoleons Gate Shore Road, Belfast, BT15 4FE

**Offers Over £225,000**

Stunning Recently Constructed Detached Villa Set Within This Much Admired Development Holding A Prime Corner Site.

A stunning modern built detached villa located in this most desirable new development close to Belfast City. This beautiful home offers 3 well proportioned bedrooms, including an en-suite shower room and a modern family bathroom, providing ample space and modern luxury for a growing family. The contemporary kitchen is well equipped with built-in appliances including an oven, hob and fridge/freezer with open plan dining area with patio doors to garden and spacious lounge with wood burning stove. The property benefits gas central heating, Pvc double glazed windows, low outgoings and maintenance free living for many years to come. The downstairs wc and separate utility adds convenience to the property. The prime corner site offers a delightful open aspect to the front with landscaped private rear gardens ideal for the growing family and ample off street car parking and electric charging point is provided for your convenience. Superbly presented to the highest standard don't miss out on this fantastic opportunity to live in a stunning modern build home in a desirable location - Early Viewing is recommended.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B | 81                      | 81        |
| (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 |           |

# 4 Napoleons Gate

Shore Road, Belfast, BT15 4FE



- Stunning New Build Detached Villa
- Modern Kitchen With Dining
- Upvc Double Glazed Windows
- Prime Corner Position
- 3 Bedrooms
- Ensuite Shower Room
- Gas Central Heating
- Spacious Lounge
- Downstairs Furnished Cloakroom
- Private Gardens

## Entrance Hall

Composite entrance door, ceramic tiled floor, understairs storage, panelled radiator.

Furnished Cloaks in white suite comprising pedestal wash hand basin, low flush wc, panelled radiator, ceramic tiled floor.

## Lounge

16'4" x 10'6" (5.00 x 3.21)

Hole in the wall fireplace, wood burning stove, granite hearth, wood laminate floor, panelled radiator.

## Kitchen

17'10" x 7'0" (5.44 x 2.15)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel

extractor fan, integrated fridge/freezer, splashback, recessed lighting, ceramic tiled floor, upvc double glazed patio doors.

## Utility Room

Single drainer stainless steel sink unit, low level units, plumbed for washing machine, concealed gas boiler.

## First Floor

Landing, access to roofspace, built-in storage, panelled radiator.

## Master Bedroom

11'3" x 12'11" (3.43 x 3.95)

Double panelled radiator.

## Ensuite Shower Room

White suite comprising shower cubicle, thermostatically controlled drench style shower unit, pedestal wash hand basin, extractor fan, partially tiled walls, panelled radiator.

## Bedroom

7'6" x 7'2" (2.31 x 2.19)

Panelled radiator.

## Bedroom

13'1" x 11'3" (4.01 x 3.43)

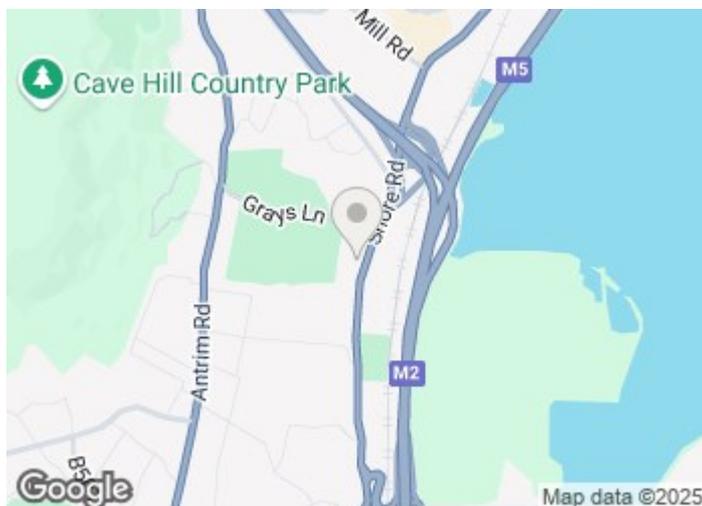
Double panelled radiator.

## Bathroom

Modern white suite comprising panelled bath, shower cubicle, thermostatically controlled drench style shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, recessed lighting.

## Outside

Front in lawn and tarmac paths, enclosed landscaped rear garden in patio, lawn and vertical panel fencing, tarmac driveway, parking, electric charge point.



## Directions



# Floor Plan

4, Napoleons Gate, BELFAST, BT15 4FE



Ground Floor

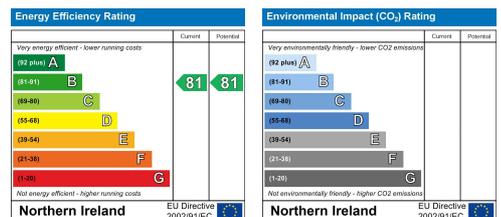


First Floor

Total Area: 89.2 m<sup>2</sup> ... 960 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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