



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



10 Castle Park , Belfast, BT15 5FF

Offers Around £425,000

Superb Period Semi Detached Residence Holding a Magnificent Mature Site Within This Highly Desirable Residential Location.

A charming, extended and modernised semi detached villa exuding period character from Belfast's 'heyday' nestled at the foot of Belfast's Cavehill. The beautifully presented interior comprises 4 bedrooms, 2 reception rooms both into bay, extended country style kitchen incorporating feature range with dining area and feature vaulted ceiling and recently installed luxury bathroom suite. The dwelling further offers recently installed gas central heating, mahogany/pvc double glazed windows retaining leaded light detail throughout, downstairs shower room in white suite with utility area, fixed stairs to superb roof space and extensive use of ceramic and exposed timber floor coverings. A detached garage, excellent off street parking and mature landscaped gardens with feature entertaining areas combines with leading schools, public transport, excellent shopping, Cavehill Tennis Club and the Cavehill Country Park all within walking distance to create the perfect family home - Early Viewing is highly recommended.

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	

10 Castle Park

, Belfast, BT15 5FF



- Superb Period Semi Detached Residence
- 4 Bedrooms 2 Reception Rooms
- Extended Country Style Kitchen
- Luxury Bathroom Suite
- Utility Room / Shower Room
- Double Glazed Windows
- Gas Central Heating
- Superb Roof Space
- Detached Garage
- Private Landscaped Gardens

Entrance Hall

Leaded light entrance door, ceramic tiled floor, under stairs cloaks.

Lounge

16'2" x 14'9" (4.94 x 4.49)
Into bay, leaded light detail, attractive carrara marble fireplace, cast iron inset, 2 double panelled radiators, exposed timber floor, picture rail, recessed lighting.

Living Room

13'4" x 15'5" (4.06 x 4.71)
Into bay, leaded light detail, raised granite hearth, multi-fuel burner with marble tiled over mantle, picture rail, double panelled radiator, exposed timber floor.

Shower Room / Utility

8'11" x 10'0" (2.71 x 3.05)
White suite comprising shower cubicle, electric shower, pvc panelled walls, pedestal wash hand basin, low flush wc.

Utility Area - plumbed for tumble dryer, range of storage cupboards, broom cupboard, original tiled floor, double panelled radiator.

Extended Kitchen

14'4" x 22'11" (4.36 x 6.98)
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, granite worktop, Rangemaster electric oven, gas hob, extractor fan, feature brick over mantel, plumbed for dishwasher, fridge/freezer space, tall larder, dresser unit, partly tiled walls, ceramic tiled floor

Dining Area

Double panelled radiator, recessed lighting, vaulted and beamed ceiling, stable door.

First Floor

Landing, panelled radiator.

Bedroom

14'0" x 9'3" (4.26 x 2.83)
Double panelled radiator.

Bedroom

10'0" x 8'1" (3.04 x 2.47)
Range of built-in slide robes, panelled radiator.

Bedroom

12'1" x 12'2" (3.68 x 3.71)
Cast iron fireplace, double panelled radiator.

Bedroom

12'4" x 10'9" (3.75 x 3.28)
Cast iron fireplace, built-in robe, double panelled radiator.

Bathroom

Luxury white bathroom suite comprising panelled bath, telephone hand set, walk-in drench shower, vanity unit, low flush wc, chrome featured radiator, built-in storage, pvc walls & ceiling, recessed lighting.

Fixed Staircase to Loft

Roof Space

19'8" x 19'4" (6.00 x 5.89)
Under eaves storage, twin Velux roof lights, Worchester gas boiler.

Detached Garage

14'9" x 18'8" (4.50 x 5.70)
Up and over door, light and power.

Outside

Tarmac driveway parking. Mature gardens front and rear in lawns, trees, shrubs and flowerbeds, brick paved patio, artificial grass, pergola/bar be que area, electric gates with intercom.



Directions



Floor Plan

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