



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



35 Fortwilliam Demesne , Belfast, BT15 4FD

Offers Around £325,000

Substantial Luxury Modern Built Family Home Holding A Prime End of Cul De Sac Position.

Holding a prime end of cul de sac position within this highly regarded and admired residential development this exceptional beautifully presented end town house will have immediate appeal. The generously appointed interior comprises 4 bedrooms, principal with en-suite shower room, spacious lounge into bay, luxury integrated kitchen with granite worktops incorporating built-in oven and hob, integrated dishwasher, integrated fridge freezer with dining area and modern white bathroom suite. The dwelling further offers upvc double glazed windows, gas central heating, low outgoings, downstairs furnished cloakroom, and delightfully private low maintenance gardens to the rear. Presented beautifully throughout the dwelling further offers off street car parking and the most convenient location with leading schools, public transport, Fortwilliam Golf Club and the city a short distance away - Early Viewing is highly recommended for this substantial family home.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (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 | 68 | 71 |
| EU Directive 2002/91/EC | | |

35 Fortwilliam Demesne

, Belfast, BT15 4FD



- Substantial Luxury Modern Built Family Home
- Contemporary Bathroom Suite
- Upvc Double Glazed Windows
- Quiet End Of Cul De Sac Position
- 4 Bedrooms, Master With En Suite
- Downstairs Furnished Cloakroom
- Private Carparking
- Integrated Luxury Fitted Kitchen
- Gas Central Heating
- Private Rear Gardens

Entrance Hall

Hardwood entrance door, panelled radiator, ceramic tiled floor.

Furnished Cloakroom

White suite comprising low flush wc, pedestal wash hand basin, ceramic tiled floor, panelled radiator, partly tiled walls.

Lounge

16'10" x 14'6" into bay (5.14 x 4.44 into bay)
Attractive fireplace, granite inset, gas living flame, double panelled radiator.

Kitchen

17'2" x 10'10" (5.24 x 3.32)
Bowl and a half stainless steel sink unit, granite drainer, extensive range of high and low level units, granite worktops, built-in under oven and gas hob, integrated fridge/freezer, integrated dishwasher, ceramic tiled floor, granite splash back, recessed lighting.

Dining Area

Panelled radiator, concealed gas boiler, ceramic tiled floor, double glazed rear door.

Utility Room

Plumbed for washing machine, tumble dryer space, ceramic tiled floor.

First Floor

Landing, airing cupboard.

Bathroom

Modern white suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator, ceramic tiled floor, recessed lighting.

Bedroom

11'3" x 10'3" (3.44 x 3.14)
Panelled radiator.

Bedroom

18'11" x 15'0" into bay (5.77 x 4.58 into bay)
Double panelled radiator

En Suite Shower Room

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, telephone hand shower, vanity unit, low flush wc, feature radiator, recessed lighting, fully tiled walls, ceramic tiled floor,

Second Floor

Landing, panelled radiator.

Bedroom

14'6" x 12'0" (4.42 x 3.68)
Double panelled radiator x 2, built in storage.

Bedroom

14'8" x 10'6" (4.49 x 3.21)
Built in storage, double panelled radiator.

Outside

Brick paver driveway, front in mature lawn. Hard landscaped rear garden in patio and artificial grass, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

