

## 25 Donegall Park Gardens , Belfast, BT15 5EU

**Offers Over £524,950**

Stunning Modern Constructed And Superbly Presented Detached Family Home With Delightful Views Situated Within North Belfast's Premier New Development.

A fabulous modern constructed and superbly presented detached villa holding a prime elevated cul-de sac position within this most desirable Antrim Road location all within walking distance of leading schools, Belfast Castle and Fortwilliam Golf Club and just a short commute to the City Centre. The generously proportioned and beautifully presented accommodation comprises 4 double bedrooms, master with en suite shower rooms and bespoke storage, spacious lounge with gas stove, luxury fitted kitchen with dining and informal living space creating a luxurious social space for the family to enjoy and deluxe family bathroom. The dwelling further offers uPvc double glazed windows, matching utility room with storage, downstairs furnished cloakroom, gas central heating, extensive use of wood laminate and ceramic tiled floors. Ample driveway carparking to front and landscaped private rear garden's with iconic views of the Cavehill and across Belfast Lough combines with the perfect location to make this the ideal family home. Early viewing is strongly recommended to appreciate this stunning "ready to move into" luxury detached family home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
Northern Ireland		EU Directive 2002/91/EC

# 25 Donegall Park Gardens

, Belfast, BT15 5EU



- Stunning Modern Constructed Luxury Detached Family Home
- Utility Room Furnished Down Stairs Cloakroom
- Master With En Suite & Bespoke Storage
- Premier North Belfast Cul De Sac Location
- 4 Bedrooms 1 Plus Receptions
- Upvc Double Glazed Windows Pvc Fascia & Eaves
- Deluxe White Family Bathroom Suite
- Luxury Fitted Kitchen With Dining/Living Areas
- Gas Central Heating
- Driveway Parking Landscaped Gardens

### Entrance Hall

Composite entrance door, ceramic tiled floor, under stairs storage, double panelled radiator.

### Furnished Cloakroom

Modern white suite comprising pedestal wash hand basin, low flush wc, partially tiled walls, extractor fan, ceramic tiled floor.

### Lounge

19'10" x 12'9" into bay (6.07 x 3.91 into bay) Ceramic tiled floor, gas stove with granite hearth, double panelled radiator.

### Kitchen

21'10" x 12'9" (6.67 x 3.91) Bowl and a half composite sink unit, extensive range of high and low level units, laminated worktops, breakfast bar, 4 ring gas hob, high level twin oven integrated microwave, integrated fridge freezer, integrated dish washer, glass splash back, stainless steel canopy extractor fan, ceramic tiled floor, recessed lighting, double panelled radiator.

Open plan to:

### Living Area

Pvc double doors to rear, double panelled radiator.

### Utility Room

9'6" x 8'2" (2.92 x 2.49) Single drainer stainless steel sink unit, range of high and low level units, formica worktops, plumbed for washing machine/dryer, concealed gas boiler, tall broom cupboard, ceramic tiled floor, Pvc double glazed rear door.

### First Floor

Landing, built in storage, access to partially floored roofspace via slingsby style ladder.

### Bathroom

Deluxe white bathroom comprising free standing contemporary claw foot style bath, telephone handset shower, vanity unit, low flush wc, partially tiled walls, fully tiled shower cubicle, thermostatic drench shower, telephone hand shower, recessed lighting, ceramic tiled floor, feature radiator.

### Bedroom

10'5" x 10'7" (3.20 x 3.23) Double panelled radiator.

### Bedroom

13'4" x 12'3" at widest (4.07 x 3.75 at widest) Double panelled radiator.

### Bedroom

20'0" x 10'6" at widest (6.11 x 3.22 at widest) Double panelled radiator.

### Bedroom

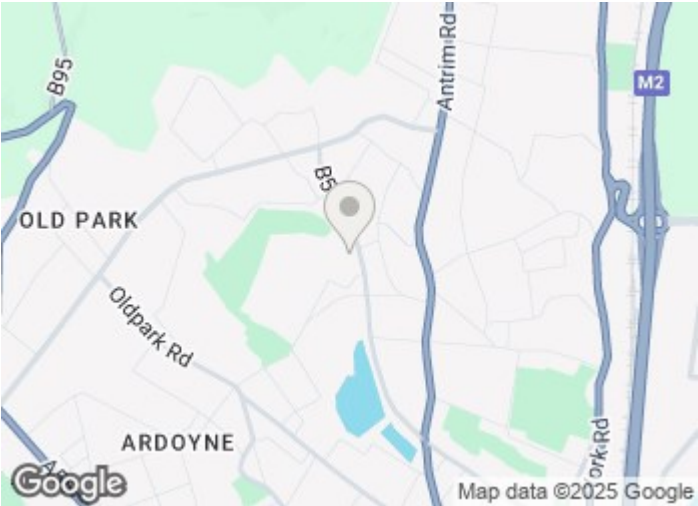
18'0" x 10'8" into bay (5.51 x 3.27 into bay) Bespoke built in robes, double panelled radiator.

### En-suite Shower Room

Modern white bathroom comprising vanity unit, low flush wc, fully tiled walls, shower cubicle, thermostatic drench shower, telephone hand shower, feature radiator, ceramic tiled floor.

### Outside

Gardens front with railing, hedging and lawn with ample tarmac carparking. Landscaped rear garden in lawn with patio and feature decked area, planting, vertical panel fencing, outside light and tap.



### Directions





Floor Plan

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