



ULSTER PROPERTY SALES

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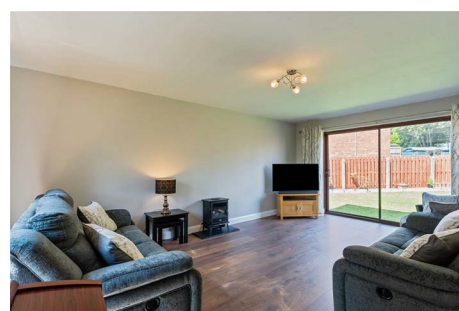
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



1A Clareglen , Belfast, BT14 8LU

Offers Over £279,950

Magnificent Modern Constructed Detached Villa Affording Panoramic Views Towards The Mourne Mountains.

Holding a prime elevated corner position within this highly regarded residential development this modern constructed detached villa will have immediate appeal. The richly appointed interior comprises 4 bedrooms, master bedroom with recently installed en-suite shower room, through lounge with pvc double doors to garden, recently fitted luxury integrated kitchen incorporating built-in high level oven, ceramic hob, integrated fridge freezer, integrated dish washer with open plan dining area and recently installed deluxe white bathroom suite. The dwelling further offers oil central heating, new radiators throughout, uPvc double glazed windows, pvc fascia, eaves, replacement rainwater goods, among many recent improvements. Private enclosed landscaped gardens front, side and rear with feature patio's and mature hedging combines with ample driveway parking and detached garage add the finishing touches to a magnificent refurbished family home which will impress - 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

1A Clareglen

, Belfast, BT14 8LU



- Magnificent Modern Detached Villa
- Deluxe White Bathroom Suite
- En Suite Shower Room
- Prime Elevated Position
- 4 Bedrooms 1 + Reception Rooms
- Upvc Double Glazed Windows
- Detached Garage
- Luxury Fitted Kitchen With Dining
- Oil Fired Central Heating
- Panoramic Views

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, understairs cloaks.

Through Lounge

18'11" x 12'9" (5.78 x 3.89)

Wood laminate floor, double panelled radiator, pvc double door.

Kitchen

18'9" x 10'4" (5.72 x 3.17)

Bowl and a half white single drainer stainless sink unit, extensive range of high and low level units, tall larder, formica work tops, built-in induction hob, high level oven, black stainless steel canopy extractor, integrated dishwasher, fridge freezer, wood laminate floor, panelled radiator.

Dining Area

Wood laminate floor.

First Floor

Landing, picture window.

Bathroom

Deluxe white suite comprising panelled bath, shower screen, electric telephone handset shower, vanity unit, low flush wc, partially tiled walls, wood laminate floor, panelled radiator, recessed lighting, airing cupboard.

Bedroom

12'11" x 7'2" (3.96 x 2.19)

Wood laminate floor, double panelled radiator.

Bedroom

14'9" x 6'10" (4.52 x 2.10)

Velux window, wood laminate floor, double panelled radiator.

Bedroom

11'1" x 12'10" (3.38 x 3.92)

Wood laminate floor, double panelled radiator.

Bedroom

12'5" x 10'4" (3.81 x 3.17)

Velux window, wood laminate floor, double panelled radiator.

En-Suite

Modern white suite comprising fully tiled shower cubicle, thermostatically controlled telephone handset shower, vanity unit, low flush wc, partially tiled walls, wood laminate floor, panelled radiator.

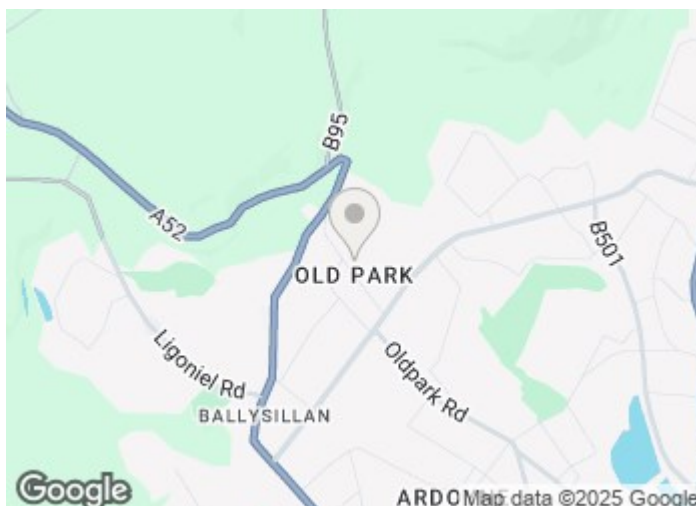
Detached Garage

18'11" x 9'10" (5.79 x 3.00)

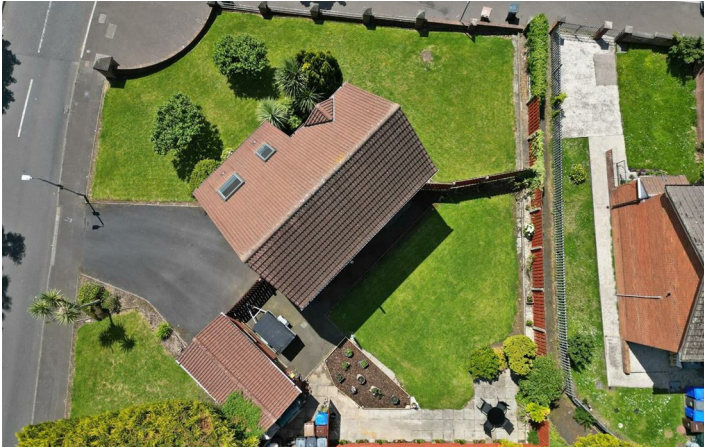
Up and over door, plumbed for washing machine.

Outside

Landscaped gardens front side and rear in lawns, shrubs and flower beds with patio areas, mature hedging, ample carparking, 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.

