

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 CASTLEHILL MANOR, BELFAST, BT4 3QH**

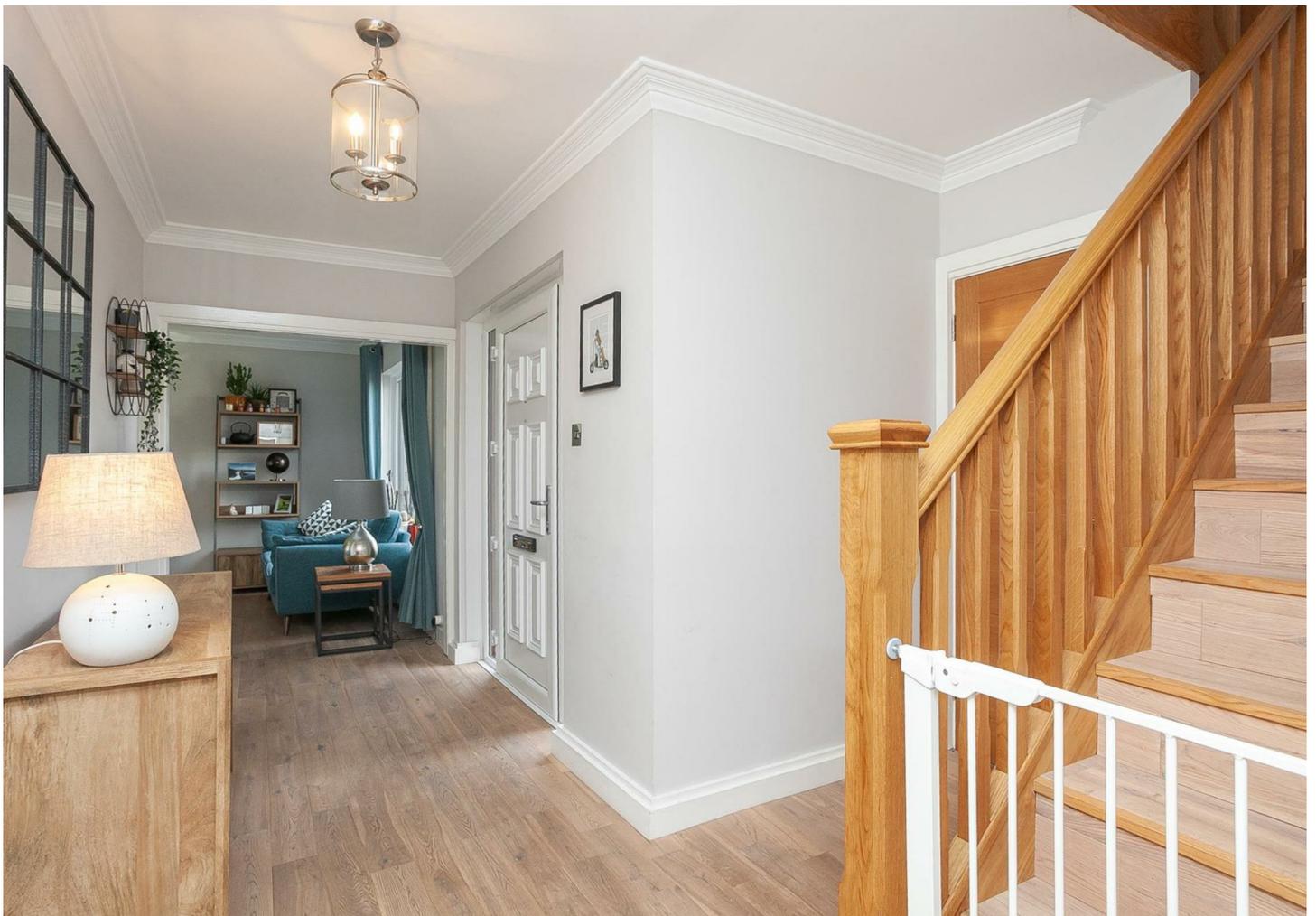
**OFFERS AROUND £469,950**

A charming, well-proportioned detached home in a prime residential location renowned for its convenience to many leading primary and grammar schools, whilst boasting ease of access to Belfast City Centre. Also close to Belmont and Ballyhackamore with its range of shops, pubs and restaurants, Stormont Parliament Buildings, and the Ulster Hospital.

The property internally offers beautifully modernised, bright and spacious family accommodation with the ground floor comprising open plan reception hall with downstairs cloakroom and WC, two good size reception rooms, large sunroom to the rear and a luxury fitted kitchen with a generous range of appliances and large breakfast area. Also, to the ground floor, is a super utility room, originally the garage, with space off the utility room for extra storage. The first floor includes four bright bedrooms, master with ensuite shower room and a family bathroom with white suite.

Externally the property boasts a generous front driveway, an extensive private garden to rear with large patio area, a fantastic detached garden room, currently used as a home gym and mature trees behind the fencing offering great privacy.

This property has been renovated by the current owner over the last few years and an internal inspection is recommended to appreciate all it has to offer.



## Key Features

- Excellent Well-Proportioned Detached Home In A Prime Location
- Two Reception Rooms And Sunroom Overlooking Large Garden
- Four Bedrooms And Master Bedroom With Ensuite Shower Room
- Oil Fired Central Heating And Double Glazed Windows
- Attractive Reception Hall With Cloakroom And WC
- Modern Kitchen With Range Of Appliances And Breakfast Area
- Large, Enclosed Rear Garden With Detached Feature Garden Room
- A Charming Family Home Close To Local Amenities



## Accommodation

### Comprises:

#### Reception Hall

Engineered Oak solid wood flooring, storage under stairs. Cloakroom with low flush WC, vanity unit and fully tiled walls. Opening to:

#### Lounge

16'9 x 11'3  
Engineered Oak solid wood flooring, cast iron stove, granite hearth, cornice. Sliding doors to Sunroom.

#### Living Room

15'2 x 9'9  
Engineered Oak solid wood flooring, cornice.

#### Kitchen/Dining Room

25'0 x 11'0  
Range of high and low level units, stone work tops, 1 1/2 tub stainless steel sink unit with mixer tap, stainless steel double oven, induction hob, integrated dishwasher, breakfast bar. Fully tiled flooring, recessed spotlighting. Double doors to Sunroom.

#### Utility Room

14'5 x 11'5  
Excellent range of high and low level units. Fully tiled flooring.

#### Rear Porch

9'7 x 5'2  
Plumbed for washing machine. Fully tiled flooring. PVC back door leading to boiler room with oil fired boiler. Leading to:

## Garage/Storage

19'3 x 5'6

## Sunroom

20'0 x 11'2  
Fully tiled flooring. Double doors leading to garden.

## First Floor

### Landing

Engineered Oak solid wood flooring. Hot press.

### Master Bedroom

12'8 x 11'4  
Engineered Oak solid wood flooring.

### Ensuite

White suite comprising corner shower cubicle, Mira shower, low flush WC and pedestal wash hand basin. Towel rail. Part tiled walls, fully tiled flooring.

### Bedroom 2

12'5 x 8'9  
Engineered Oak solid wood flooring, range of built in wardrobes.

### Bedroom 3

12'0 x 9'9  
Engineered Oak solid wood flooring.

### Bedroom 4

10'0 x 9'4  
Engineered Oak solid wood flooring.

## Bathroom

White suite comprising panelled bath, hand shower, low flush WC and pedestal wash hand basin. Part tiled walls, fully tiled flooring, recessed spotlighting.

## Outside

Patio to rear leading to large garden in lawn. Lower patio area with feature Pod

## Garden Room

14'8 x 6'7  
PVC double doors, Engineered Oak solid wood flooring, recessed spotlighting.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planity.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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