



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £475,000**



This 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 plus the added advantage of the Glider bus system.

The property internally offers bright and spacious family accommodation with the ground floor comprising reception hall with downstairs cloakroom and WC, two good size reception rooms, and a luxury fitted kitchen with a generous range of appliances and large breakfast bar area. Also, the ground floor offers a utility room. The first floor includes four bright bedrooms, principle with ensuite shower room and a family bathroom with white suite.

Externally the property boasts a generous, recently laid front driveway, a private garden to side and rear with patio area and access to the garage.

Beautifully presented throughout, an internal inspection is recommended to appreciate all this property has to offer.



## Key Features

- Excellent Detached Property In A Sought After Location
- Two Reception Rooms With Oak Strip Wood Flooring
- Four Bedrooms And Principal Bedroom With Ensuite
- Oil Fired Central Heating And Pvc Double Glazing
- Spacious Entrance Hall With Cloakroom And WC
- Modern Kitchen With A Range Of Built In Appliances
- Large, Enclosed Rear Garden And Attached Garage
- A Superb Family Home Close to Many Local Amenities



### Accommodation Comprises

#### Reception Hall

American oak strip wood flooring.

#### Cloakroom

Low flush WC, pedestal wash hand basin, fully tiled floor, towel rail.

#### Cloaks/Utility

Plumbed for washing machine, storage.

#### Double Doors To:-

#### Lounge

17'0 x 11'5

American oak strip wood flooring, attractive fireplace with cast iron and slate inset, granite hearth, cornice ceiling.

#### Living Room

12'2 x 9'8

American oak strip wood flooring, cornice ceiling.

#### Kitchen/Dining

25'3 x 11'3

Excellent range of high and low level units, 1 1/2 tub stainless steel sink unit, Neff stainless steel under ovens, one combi microwave oven and one bread making/roasting/steam oven, ceramic hob, quartz work surfaces, integrated fridge and dishwasher, solid walnut breakfast bar, stone carpet resin flooring, double doors to garden.

#### First Floor

#### Landing

American oak strip flooring, access to roof space which has been recently insulated and slingsby type ladder.

#### Primary Bedroom

12'7 x 11'4

American oak solid flooring.

#### Ensuite Shower Room

Shower cubicle, low flush WC, pedestal wash hand basin, towel rail, fully tiled walls, fully tiled floor.

#### Bedroom 2

12'4 x 8'9

Range of built in robes.

#### Bedroom 3

11'4 x 10'3

Laminate strip wood flooring.

#### Bedroom 4

10'0 x 9'0

Laminate strip wood flooring.

#### Bathroom

White suite comprising panelled shower/bath, electric shower, wash hand basin, low flush WC, fully tiled walls, fully tiled floor, towel rail.

#### Attached Garage

Oil fired boiler.

#### Outside

Garden to rear with lawn, patio area, Pvc oil tank, newly laid driveway to front.

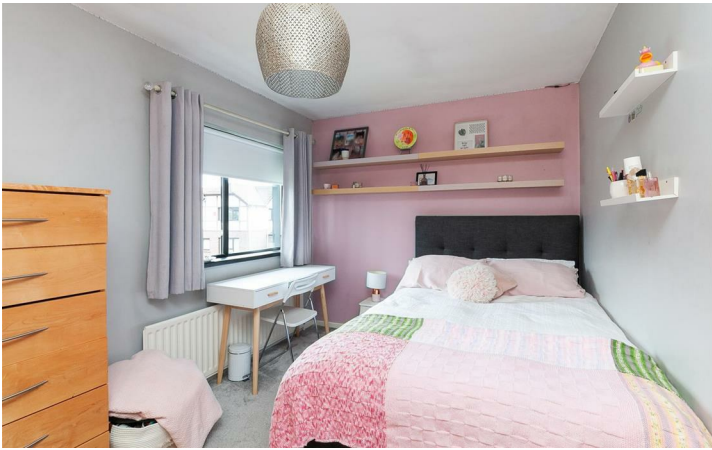








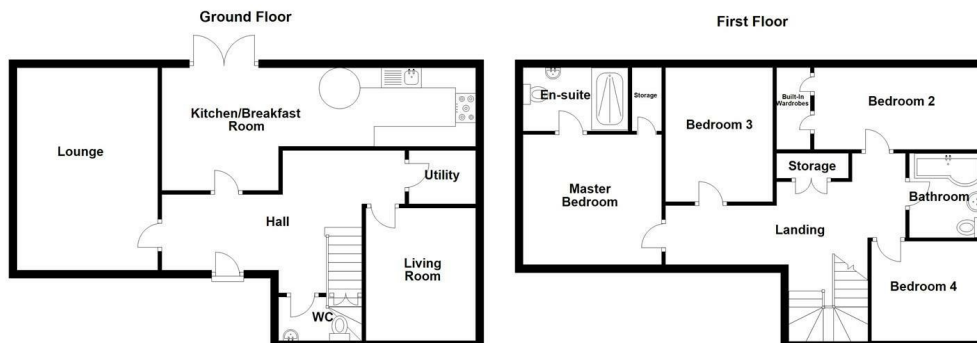












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
		EU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

ULSTERPROPERTYSALES.CO.UK

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