



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



24 CASTLEHILL DRIVE, BELFAST, BT4 3GS

OFFERS AROUND £395,000

A four bedroom detached family home sitting in a cul de sac position, just off the much sought after Castlehill Road, enjoying generous south facing gardens and extended detached garage.

The accommodation comprises good size entrance hall with cloak cupboard and separate bathroom suite. Through lounge with hole in wall feature fireplace, and patio doors to raised patio with steps to garden. Dining room with hatch to kitchen, which includes a range of units, fully tiled walls and recessed spotlighting. The ground floor further includes one of the four bedrooms, which overlooks the rear garden.

The first floor includes a further three bedrooms, two with double built in robes. Shower room comprising white suite with built in shower cubicle, including electric shower, vanity unit and fully tiled walls. The outside includes a good size driveway to front, with raised flowerbeds, and large detached garage with electric up and over door. To the rear is a generous south facing lawn with surrounding flowerbeds, leading to a further generous lawn with flowerbeds and patio to the side.

The accommodation requires some modernisation having been a fantastic family home for many years, but as a well established area and with fantastic gardens this home is perfect for a family who want to put their own stamp on it. Castlehill is within walking distance to Stormont Estate and enjoys an ideal position for commuting in and out of Belfast, not to mention the ever popular Ballyhackamore area and Gilder bus service into Belfast City Centre.



Key Features

- Four Bed Detached Family Home Located Off Castlehill Road
- Fitted Kitchen With Range of Units and Fully Tiled Walls
- First Floor Comprising Three Well Proportioned Bedrooms
- Oil Fired Central Heating and PVC Double Glazing Throughout
- Spacious Through Lounge and Separate Dining Room
- Ground Floor Includes Additional Bedroom and Family Bathroom
- Large Detached Garage and Generous South Facing Gardens in Lawn With Flowerbeds
- Walking Distance to Stormont Estate and Glider Bus Stop For Easy Access into Belfast City Centre



Accommodation Comprises

Enclosed Entrance Porch

Tiled floor.

Entrance Hall

Cloak cupboard.

Through Lounge

17'0" x 11'5"

Hole in wall fireplace with mock fire with stone hearth. Patio doors to raised patio with steps to garden.

Dining Room

12'9" x 10'9"

(into bay) Hatch to kitchen.

Kitchen

14'5" x 7'10"

(at widest point) Range of high and low level units, formica work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, double built-in oven, 5 ring ceramic hob, extractor hood, space for under counter fridge, plumbing for washing machine, fully tiled walls, recessed spotlighting.

Bedroom 1

11'1" x 7'10"

Bathroom

Coloured suite comprising panelled bath, pedestal wash hand basin, low flush WC, fully tiled walls, timber panel ceiling with recessed spotlighting.

First Floor

Landing

Eave storage.

Bedroom 2

11'9" x 11'1"

(into dormer) Double built-in wardrobe.

Bedroom 3

11'1" x 10'5"

Double built-in wardrobe.

Bedroom 4

11'5" x 10'9"

(into dormer)

Shower Room

White suite comprising built-in shower cubicle with electric shower and shower door, vanity unit, low flush WC, fully tiled walls.

Outside

Driveway to front with added parking space. Raised flowerbeds. Enclosed South facing rear garden with generous lawn and surrounding flowerbeds. Generous side garden with surrounding flowerbeds and patio. Boiler house with oil fired boiler.

Detached Garage

29'6" x 9'2"

Light and power. Range of units. Electric up and over door. Oil storage tank in shed to rear.











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	48	57
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

ANDERSONSTOWN
028 9060 5200

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028 9047 1515

BALLYNAHINCH
028 9756 1155

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