

**Tim Martin**  
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**250 Castlereagh Road  
Belfast  
BT5 5FZ**

**Offers Around  
£259,950**

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## SUMMARY

A beautifully presented and extended semi-detached family home, situated in this much sought after and convenient address in East Belfast.

The property is fitted with gas fired central heating and uPVC double glazing and boasts superbly appointed accommodation that is both spacious and versatile, perfect for the growing and established families. The ground floor enjoys a spacious lounge with open fire, modern fitted kitchen with casual living and dining area, which opens through to a separate dining room or snug, all of which overlook the rear gardens. A spacious cloakroom, utility room, separate WC and an impressive master bedroom with ensuite shower room completes the ground floor. Four further bedrooms and principle bathroom, fitted with a modern white suite are located on the first floor.

Outside, is equally as impressive – a spacious driveway provides ample parking for several cars, whilst the fully enclosed rear gardens are laid out in lawn and enjoy spacious patio areas for those summer BBQ's and alfresco dining! A spacious garden room with double glazing provides an excellent home office or gym, whilst the summer house is the perfect place to unwind!

Ideally located on the ever popular Castlereagh Road, the property is within walking distance of many renowned local primary and secondary schools, local eateries, coffee shops, public transport links and play parks, whilst Tesco superstore is only a short distance away. Forestside shopping centre, Belfast city centre, George Best Belfast City Airport and Hospitals are all within close proximity and easily accessible.

## FEATURES

- Beautifully Presented And Extended Semi Detached Family Home
- Spacious Lounge With Open Fire
- Modern Fitted Kitchen With Casual Living And Dining Area
- Separate Dining Room / Snug
- Five Excellent Sized Bedrooms Including Ground Floor Master Bedroom With Ensuite
- Spacious Utility Room And Separate WC
- Principle Bathroom Fitted With A Modern White Suite
- Gas Fired Central Heating And uPVC Double Glazing
- Fully Enclosed Rear Gardens With Patio Areas
- Close To Renowned Local Primary And Secondary Schools, Foreside Shopping Centre And Tesco Superstore

## **Entrance Hall**

Glazed hardwood exterior door; tiled floor; telephone connection point and under stairs storage.

## **Lounge 15'4 x 10'1 (4.67m x 3.07m)**

Beautiful cast iron style fireplace with tiled inset & tiled hearth. Wood strip floor and built-in shelving & cupboards.

## **Cloakroom 5'11 x 5'10 (1.80m x 1.78m)**

Tiled floor.

## **Kitchen/Dining Area 14'11 x 13'1 (4.55m x 3.99m)**

Excellent range of oak high & low cupboards & drawers incorporating 1½ twin stainless steel unit with mixer taps; Integrated Beko electric double oven with Baumatic 4 ring ceramic hob; exterior hood over; integrated fridge/freezer & dishwasher; formica worktops with matching upstands and tiled floor; open through to;

## **Dining Room / Snug 9'6 x 7'3 (2.90m x 2.21m)**

Wood strip floor.

## **Utility Room 20'0 x 4'1 (6.10m x 1.24m)**

Space and plumbing for washing machine & tumble dryer; Worcester gas fired boiler; built-in cupboards and wood laminate floor.

## **Rear Hallway**

Access to side and rear.

## **WC**

White suite comprising dual flush wc & wall mounted hand basin and extractor fan

## **Master Bedroom 18'8 x 9'0 (max measurements) (5.69m x 2.74m (max measurements) )**

Wood laminate floor; vaulted ceiling with recessed spotlights.

## **En suite Shower Room 6'11 x 3' 10 (2.11m x 0.91m 3.05m )**

Modern white suite comprising of tiled shower cubicle with thermostatically controlled shower with wall mounted telephone shower attachment; low flush wc; wall mounted hand basin with mono mixed tap and vanity unit under; part tiled walls; recessed spotlights and extractor fan .

## **First Floor Landing**

Access to roofspace .

## **Bedroom 2 9'1" x 6'9" (max measurements) (2.77m x 2.08m (max measurements))**

## **Bedroom 3 10'9 x 8'8 (3.28m x 2.64m)**

## **Bedroom 4 13'1 x 8'8 (max measurements) (3.99m x 2.64m (max measurements))**

Wood laminate floor and recessed spotlights.

## **Bathroom 8'7 x 5'10 (2.62m x 1.78m )**

Modern white suite comprising of curved panelled bath with mono mixer tap : Triton electric shower with wall mounted telephone attachment over; curved glass shower screen; dual flush wash hand basin with part tiled walls; built-in storage cupboards and shelving; recessed spotlights and extractor fan.

## **Bedroom 5 13'1 x 11'0 (3.99m x 3.35m)**

## Outside

Spacious bitmac & gravelled driveway providing ample car parking.

## Gardens

Fully enclosed rear gardens laid out in lawn with spacious paved patio areas. Built in featured seating; outside lights & water tap and bin storage area.

## Gym / Home Office 17'4 x 7'4 (5.28m x 2.24m)

Glazed upvc door; light and power posts and built in cupboards.

## Summer House 7'0 x 6'11 (max measurements) (2.13m x 2.11m (max measurements))

## Capital / Rateable Value

£170,000. Rates Payable = £1383.12 per annum (approx)

## Tenure

Leasehold. Ground Rent = £5.62 per annum



Total area: approx. 140.9 sq. metres (1516.5 sq. feet)

Photography and Floor plans by housefyre.co.uk #fyonthewallpropertymarketing  
Plan produced using PlanUp.

250 Castlereagh Road, Belfast

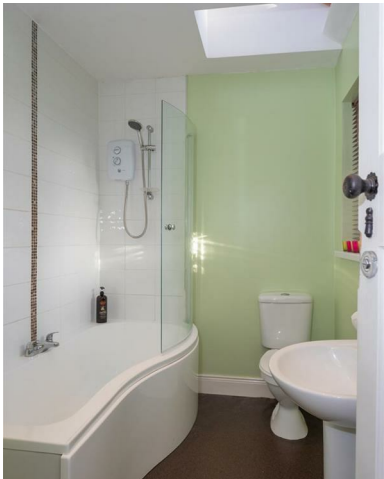
















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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