

**Tim Martin**  
.co.uk



8 Burnside Park  
Belfast  
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Offers Around  
£210,000

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## SUMMARY

Occupying a superb site with views over Belfast city, this deceptively spacious detached bungalow is perfect for young families or those wishing to downsize to this much sought after area, with convenience in mind.

Fitted with oil fired central heating and double glazing, the accommodation comprises of a spacious lounge, three bedrooms (one bedroom with staircase leading to the floored roofspace), fitted kitchen with casual dining area and bathroom. Access to a floored roofspace currently provides excellent storage, however it does provide an opportunity for conversion to create additional accommodation if desired, subject to planning. Outside, a driveway provides off street parking and leads to the detached garage and a utility / shower room. Spacious, tiered gardens are located to the rear which are laid out in lawn with a paved patio area and command stunning views over Belfast city, as far as Black Mountain and Cave Hill.

The property enjoys an enviable location in this quiet residential area yet is within walking distance of local shops, public transport and Forestside Shopping Centre. Many of the top primary and secondary schools in the immediate and Greater Belfast area are all easily accessible whilst Belfast city centre, Stormont, Hospitals and George Best Belfast City Airport are within a convenient commute.

## FEATURES

- Detached Bungalow Set Within This Much Sought After Area
- Spacious Lounge
- Three Bedrooms (One Bedroom With Staircase To Floored Roofspace)
- Fitted Kitchen And Bathroom
- Oil Fired Central Heating And Double Glazing
- Potential To Convert Roofspace For Additional Accommodation (Subject To Planning)
- Driveway Leading To Detached Garage And Utility / Shower Room
- Spacious Tiered Rear Gardens With Stunning Views Over Belfast City
- Close Proximity To Shops, Public Transport And Forestside Shopping Centre
- Convenient To Belfast City Centre, Hospitals And Airports

## **Entrance Hall**

Stained glass hardwood entrance door with matching side lights; built-in storage cupboards; cornice ceiling.

## **Lounge**

**13'1 x 12'5 (3.99m x 3.78m )**

Tiled fireplace with matching hearth; cornice ceiling.

## **Kitchen**

**17'3 x 8'8 (5.26m x 2.64m )**

Excellent range of wood laminate high and low level cupboard and drawers with matching leaded glass display cupboards incorporating 1½ twin stainless steel unit with mixer tap; space for electric cooker with concealed extractor fan over; 'Bosch' fridge and microwave; formica worktops; tiled splashback; vinyl floor; glazed pvc rear door.

## **Bedroom 1**

**11'10 x 9'9 (3.61m x 2.97m )**

Built-in storage

## **Bedroom 2**

**11'10 x 11'3 (3.61m x 3.43m)**

Built-in wardrobes with matching cupboards over.

## **Bedroom 3 / Study**

**7'11 x 6'6 (2.41m x 1.98m)**

With access to floored roofspace.

## **Bathroom**

**7'10 x 5'10 (2.39m x 1.78m)**

Cream suite comprises tiled panel bath with brass taps; pedestal wash hand basin with brass taps; low flush wc; tiled walls; hotpress with insulated copper cylinder.

## **Open Tread Staircase**

Leading to floored roofspace comprising of the following :

### **Storage Room 1**

**10'3 x 9'3 (3.12m x 2.82m)**

Access to under eaves storage

### **Storage Room 2**

**18'8 x 13'0 (l shaped max measurements) (5.69m x 3.96m (l shaped max measurements))**

Access to under eaves storage; built-in storage cupboards.

## **Outside**

Driveway providing off street parking for one car and leading to :-

### **Detached Garage**

**17'10 x 7'9 (5.44m x 2.36m)**

Up and over door; side access; 'Riello' oil fired boiler; light and power points.

### **Utility / Shower Room**

**13'6 x 6'10 (4.11m x 2.08m)**

Tiled shower area; low flush wc; range of cupboards; space and plumbed for washing machine and tumble dryer; tiled floor; fluorescent light; wall mounted wash hand basin.

## **Gardens**

Front gardens laid out in lawn and planted with a range of ornamental and flowering shrubs; fully enclosed tiered rear gardens laid out in lawns with spacious paved patio area, selection of mature trees, hedging and shrubs; fabulous views over Belfast, Black Mountain and Cavehill; outside lights and water tap; PVC oil storage tank.

## **Capital / Rateable Value**

£190,000. Rates Payable = £1589.54 per annum (approx)

## **Tenure**

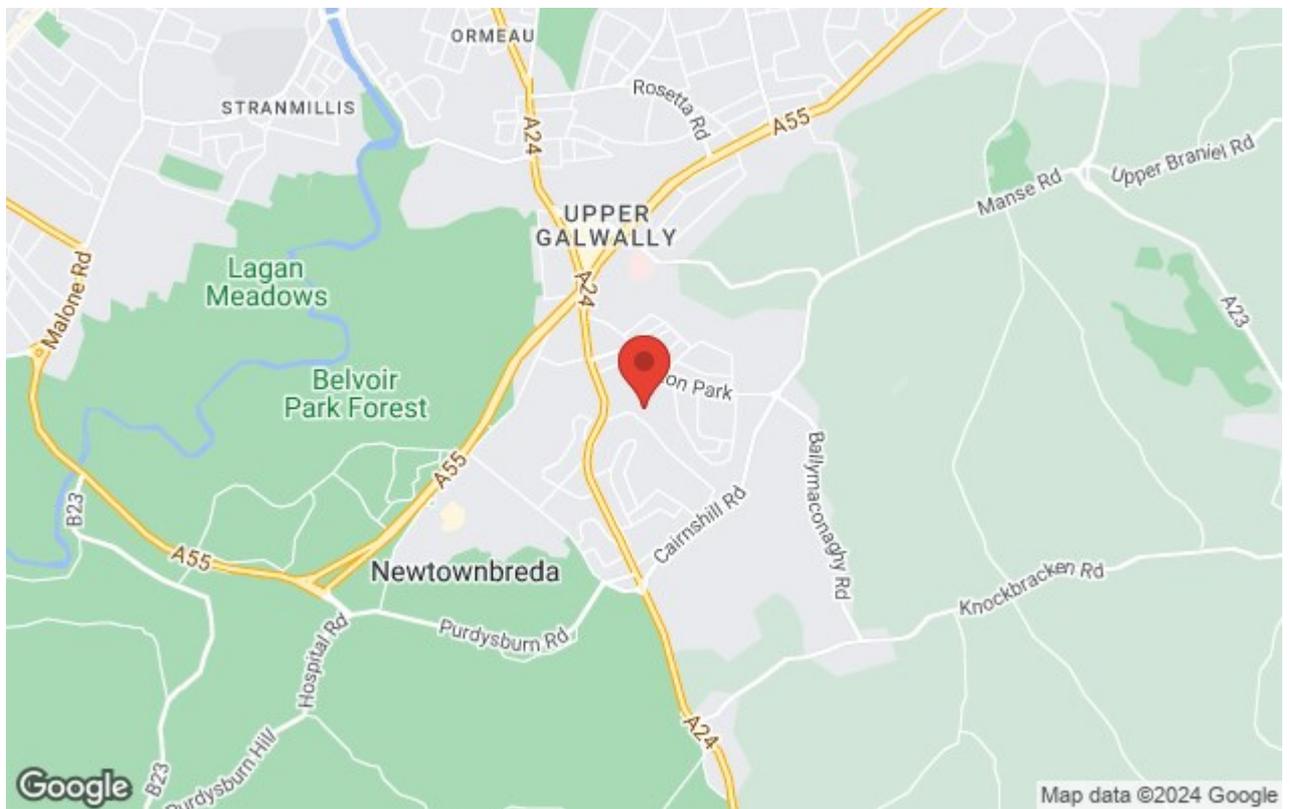
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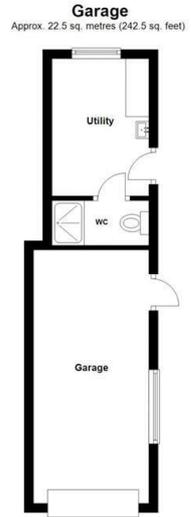
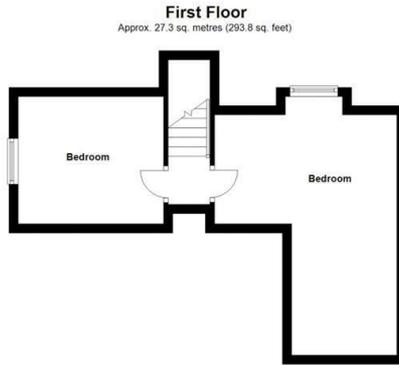
## **Viewing**

Book an appointment through agent.





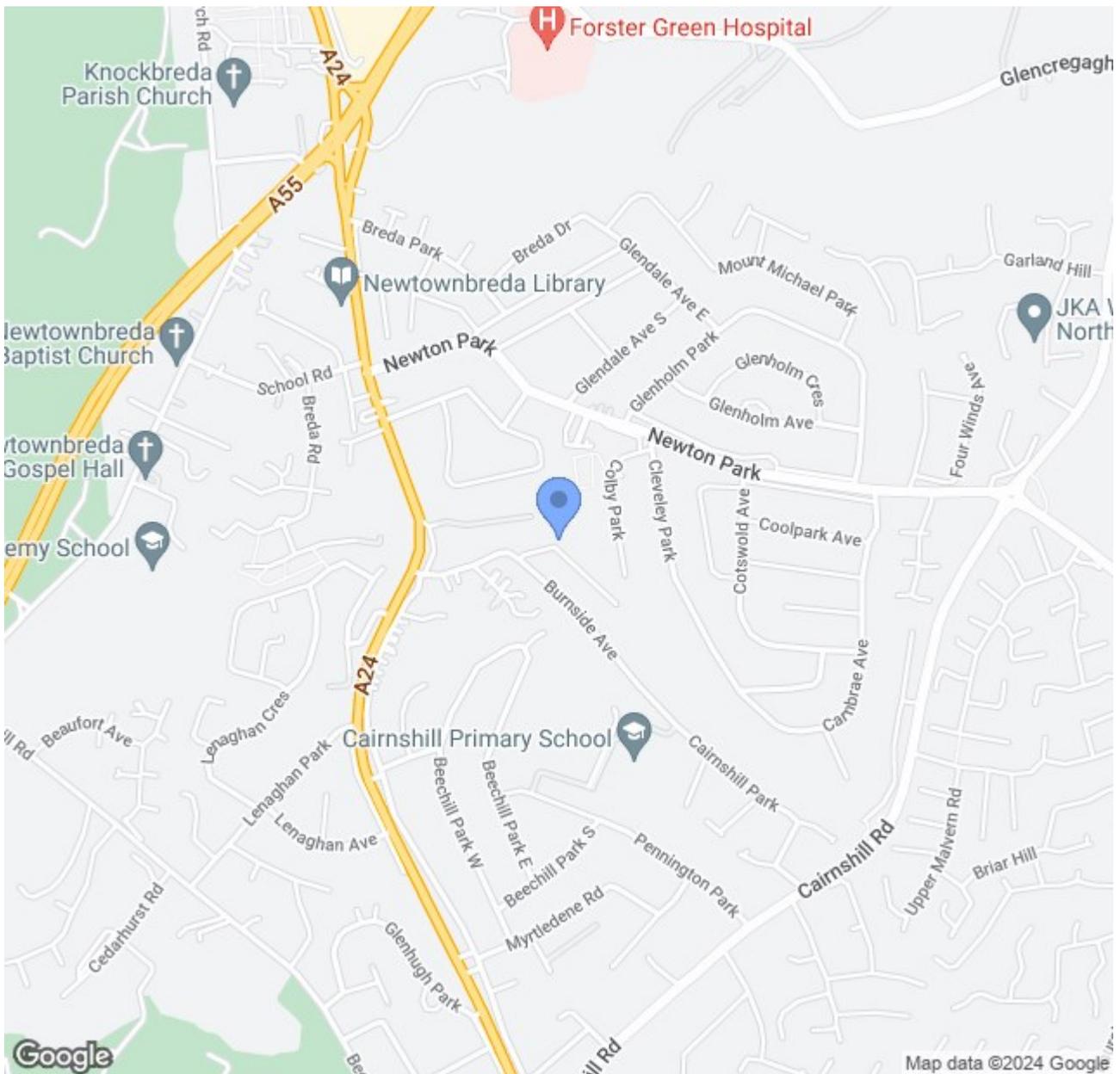




Total area: approx. 122.5 sq. metres (1318.9 sq. feet)

Photography and Floor Plans by houseffyni.co.uk  
Plan produced using PlanUp.

**8 Burnside Park, Belfast**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	32	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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