



Castleview Cottage Gardens
Belfast, BT5 7FP

Prices from £285,000



Castleview Cottage

Gardens, Belfast

HMK Property is delighted to introduce No.31 Castleview Cottage Gardens to the sales market. This modern end townhouse, in a quiet cul-de-sac setting, is situated in a highly desirable location off Barnettts Road, East Belfast and is conveniently located to Comber Greenway, Stormont Estate and a number of leading local primary and post primary schools, with excellent public transport links to Ballyhackamore and Belfast City Centre. The ground floor layout comprises a dining hall area, large living room with open fire (patio doors through to back garden) and separate fitted kitchen. On the first floor, there are three well-proportioned bedrooms, the master with en-suite shower room and slide robes, and a modern family bathroom suite comprising of large corner shower enclosure, and separate bath, low flush W/C and vanity unit. Outside, there is a private driveway with parking for at least 2 cars, At the rear of the property, there is a large enclosed patio with raised decking area and direct access to a good sized sun room, which creates an additional living space/ home office/ gym or play room. Given No.31s private location and space on offer early viewing is recommended. Contact HMK Property today to arrange a viewing Tel: 02890397712. EPC to follow.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

T 02890397712





The facts you need to know...

- Modern Mid Townhouse In A Cul-De-Sac Setting
- Beautifully presented dining hall with bay window
- Separate kitchen with ample storage and integrated appliances
- A modern bathroom suite
- Outside sunroom with sliding doors, electric and heating, ideal for a home office, gym, or play room
- Bright entrance hall with tiled flooring
- Spacious living room with bay window
- Three excellent bedrooms, master with en-suite shower room and slide robes
- A large paved garden to the rear of the property with raised decking
- Within easy reach of Stormont Estate, Comber Greenway & public transport links





The property comprises...

ENTRANCE HALL

A bright welcoming entrance hall with tiled flooring

DINING HALL

13'8" x 8'1"

An airy dining space with dual aspect windows with bespoke plantation shutters, one bay with built in storage and tiled flooring

KITCHEN

17'10" x 16'7"

A bright modern kitchen with ample storage, integrated appliances including electric hob and oven under and fridge freezer, plumbed for washer/dryer, tiled floor, partially tiled walls, recess spotlights and double glazed window with plantation shutters overlooking the front of the property.







The property comprises...

LIVING ROOM

17'10" x 16'7"

A large living room with feature open fire place, tiled flooring and large bay window with double doors leading to a sunny rear patio and sun room.

MASTER BEDROOM

13'6" x 11'5"

A good sized master bedroom with laminate woodflooring, plantation shutters, and built in slide robes.

EN-SUITE

A useful en-suite shower room with shower enclosure, sink with storage under and low flush W/C, partially tiled walls, and extractor fan

BEDROOM TWO

10'6" x 8'5"

A good sized double bedroom with laminate flooring





The property comprises...

BEDROOM THREE

10'6" x 7'7"

A good size single bedroom with laminate flooring

FAMILY BATHROOM

8'6" x 7'7"

A bright modern family bathroom with corner shower enclosure and chrome shower head, separate bath, low flush W/C, ceramic sink with storage under and LED mirror.

SUN ROOM

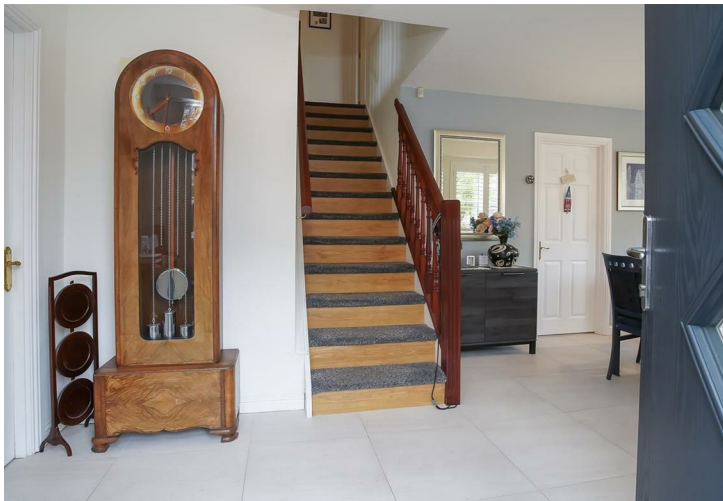
A spacious sun room with sliding doors, heat and electric and ideal home office, gym or play room.

OUTSIDE

To the front of the property there is a tarmac driveway with parking for at least two cars, and mature plants and shrubbery. To the rear of the property there is a large enclosed patio area with raised decking area and outside light.







Additional Information

No.31 Castlevue Cottage Gardens to the sales market. This modern end townhouse, in a quiet cul-de-sac setting, is situated in a highly desirable location off Barnetts Road, East Belfast and is conveniently located to Comber Greenway, Stormont Estate and a number of leading local primary and post primary schools, with excellent public transport links to Ballyhackamore and Belfast City Centre.

ENERGY EFFICIENCY RATING

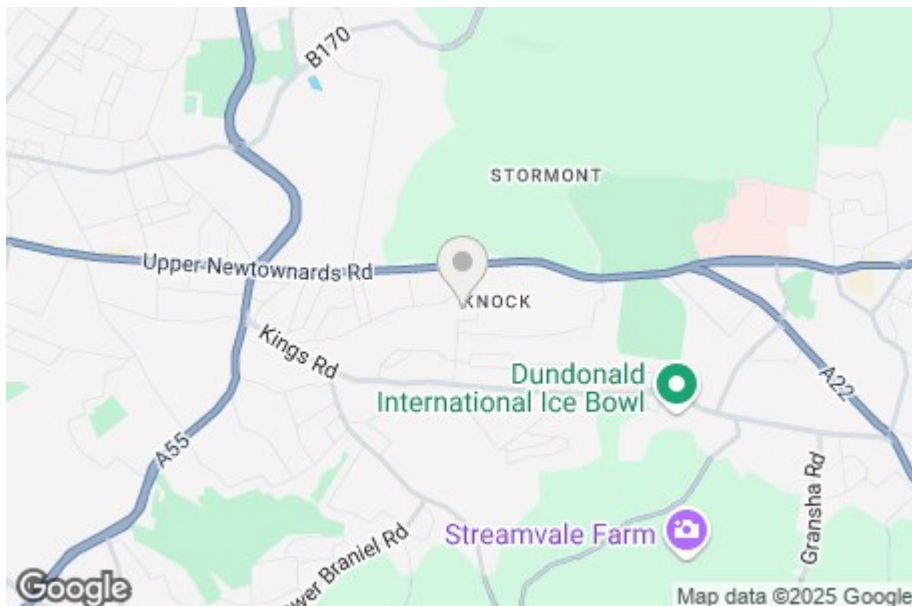
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

VIEWING

By appointment with HMK Property

Location

Located within the quiet cul-de-sac of Castleview Cottage Gardens, just off the Barnetts Road, Gilnahirk.



**HMK Property - Sales - Lettings -
Management - Mortgages**

HMK Property
8 Grand Parade
Belfast
BT5 5HH
T: 02890397712
E: info@hmkproperty.com

www.hmkproperty.com

Request a Free property valuation

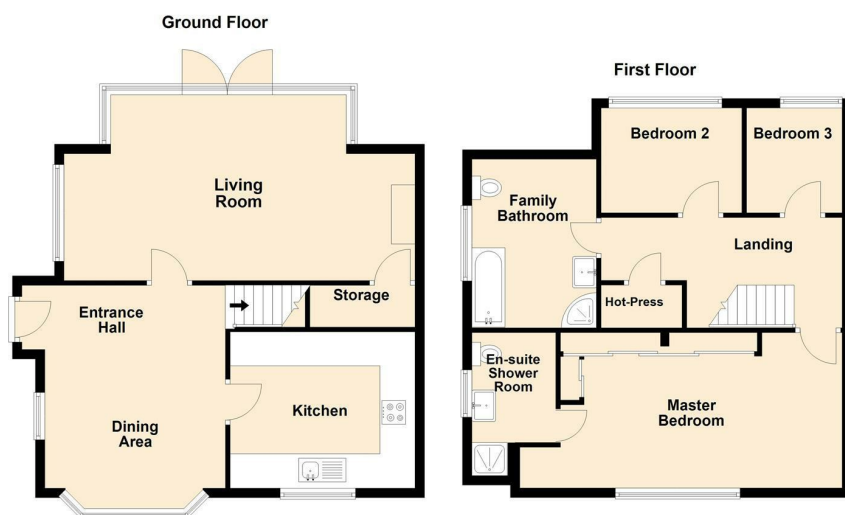
Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

Contact HMK today for a free
property valuation 02890397712



DISCLAIMER

HMK Property have endeavoured to prepare these sales particulars as accurately and reliably as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and agents do not give any warranty in relation to the property. We would recommend that all information contained in this brochure is verified by yourself or your professional advisors. Services, fittings, and equipment referred to in the sales details have not been tested and no warranty is given to their condition. All measurements contained within this brochure are approximate.



Please Note: This floorplan is for illustration purposes only
Plan produced using PlanUp

31 Castleview Cottage Gardens, Belfast