

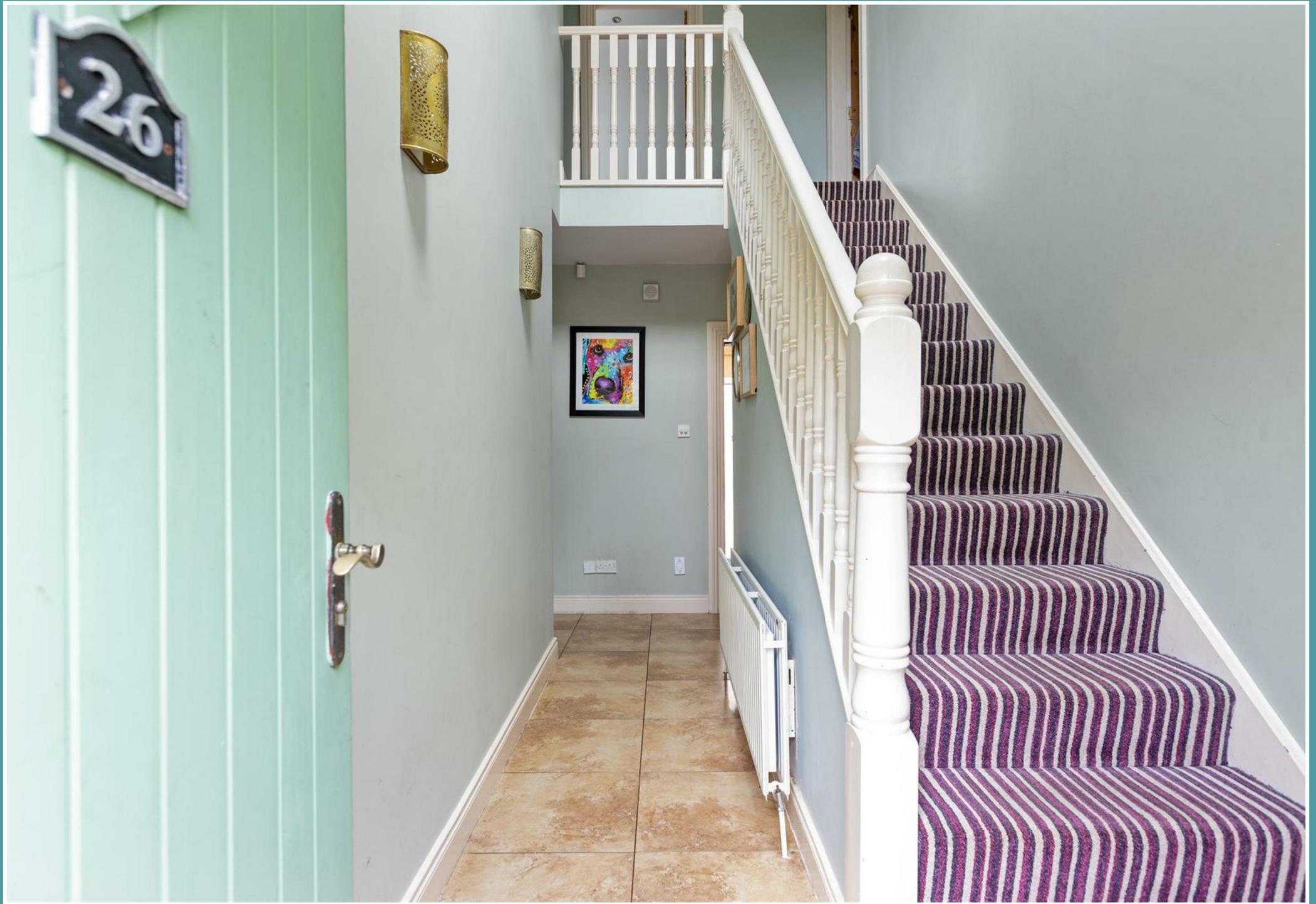
GERARD MCCLINTON
ESTATE AGENT



26 Castlehill Farm, Belfast, BT5 7GU

Offers in the region of £375,000





26 Castlehill Farm

Belfast, BT5 7GU

- Spacious 2600sqft Detached Family Home
- 3 Reception Rooms
- Ground Floor WC and Separate Cloaks Room
- Superb Family Garden with Recently Laid Synthetic Grass & Patio Area
- Beautiful Location Yet Minutes From the Outer Ring & Belfast City Centre
- 4 Bedrooms - Master Suite with Walk in Robe & En Suite Shower Room
- Luxurious Family Bathroom Suite
- Modern Build Home Combined with Cottage Charm
- Driveway to Garage with First Floor Office Space / Playroom - (Ideal for those working from home)

This is a deceptively spacious home. From outside, you would be forgiven to think this is a quaint detached cottage, but it is a different story when you get inside.

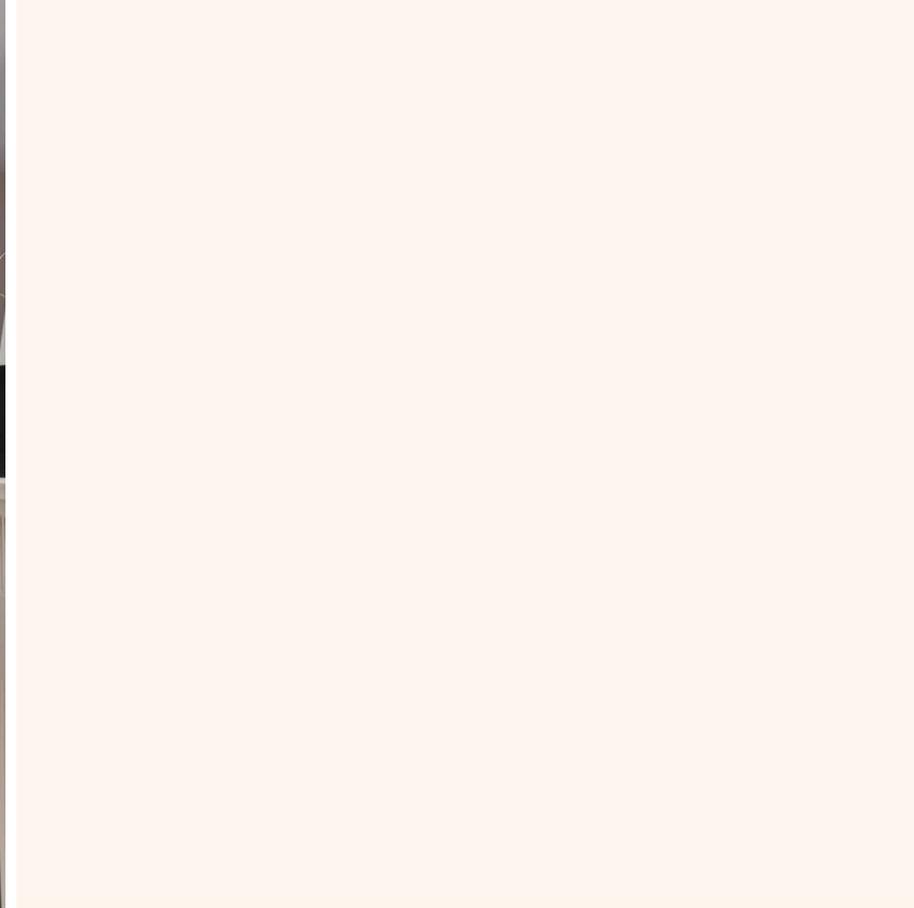
This large 2600 sqft detached family home, built approx 20 years ago, comprises 4 bedrooms, one of which is a large master suite with walk-in robe and en-suite shower room, a contemporary luxury bathroom suite with both shower cubicle and bath, 3 sitting rooms, which includes two generous living rooms and a snug / office. There is a large family dining kitchen with a central island with a breakfast area, and a separate utility room and cloakroom.

Outside to the rear, there is a garage with office accommodation above. This could be used as office space if you work from home or a playroom for the children. The garden has been superbly maintained and now benefits from all weather synthetic grass for easy maintenance and paved areas that catch the evening sun.

This property is located in an extremely desirable residential location off the Ballygowan Road. The outer ring is minutes away, Belfast City Centre is very easily accessible and you have the benefit of a superb selection of local amenities, schools and shopping facilities all within easy reach.

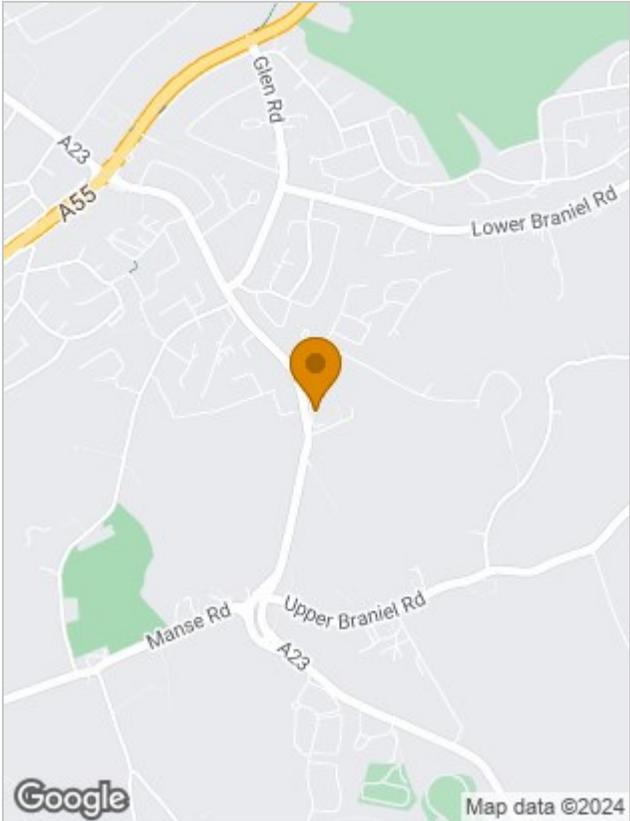
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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	73	75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.