

GERARD MCCLINTON
ESTATE AGENT



4 Downshire Road, Belfast, BT6 9JL
Offers over £399,950





4 Downshire Road

Belfast, BT6 9JL

- *** OPEN VIEWING CANCELLED ***
 - 2 Separate Sitting Rooms
 - Exquisite Fitted Kitchen with Central Island & Integrated Appliances
 - Stunning Bathroom with 4 Piece White Suite and Striking Matt Black Fittings
 - New Roof, Rewired, Replumbed, Damp Proof Course
- 4 Bedrooms - Master with En Suite
 - Spacious Kitchen, Dining, Family Room with Double Doors to the Rear Garden
 - Separate Utility Room with Plumbing for Washing Machine & Tumble Dryer
 - Underfloor Heating Via Gas Fired Boiler
 - Extended & Refurbished To A Stunning Specification

Situated in one of the most convenient and desirable residential areas in East Belfast, between Rosetta and The Cregagh Road, this stunning semi-detached home has recently undergone an extensive refurbishment and a substantial double-storey extension has been added.

As you enter the property, you'll be greeted by an impressive entrance hall with a cloakroom and a separate storage area. Towards the front of the house, there is a comfortable sitting room with a bay window and a bespoke wall unit. Additionally, there is a second sitting room or snug room that could serve as a perfect TV room or office space. Towards the rear, you'll find the spacious kitchen, dining, and family room. This area boasts a superb range of luxury kitchen units, quartz worktops, integrated appliances, and a large central island. Undoubtedly, this space serves as the heart of the home. The ground floor features beautiful tiled flooring with underfloor heating, and each room has its own digital control panel, allowing individual control of the temperature in each area.

Moving to the first floor, you'll discover four generously sized double bedrooms, all bright and finished with new carpeting. The master bedroom benefits from a newly created en-suite shower room, complete with a thermostatic shower, WC, and wash hand basin. The family bathroom is equally impressive, featuring a new classic white suite with a freestanding bath, separate shower cubicle, wash hand basin, and a vanity unit, all complemented by striking matt black fittings.

Notable works have been carried out throughout the property, including a new roof, damp proof course, rewiring, replumbing with a new gas central heating system, new windows and external doors, replastering, full redecoration, and new flooring throughout.

For more property content remember to check out Instagram: [@belfastestateagent](#)



Entrance Hall

Cloakroom / WC

Sitting Room 12'5" x 11'8" (3.8 x 3.57)

Reception 2 9'10" x 8'9" (3 x 2.67)

Utility Room 5'10" x 5'6" (1.8 x 1.7)

Kitchen Dining Family Room 21'7" x 18'0" (6.6 x 5.5)

First Floor Landing

Master Bedroom 11'9" x 9'10" (3.6 x 3)

En Suite

Bedroom 2 9'10" x 8'9" (3 x 2.67)

Bedroom 3 12'9" x 8'2" (3.9 x 2.5)

Bedroom 4 12'4" x 11'1" (3.78 x 3.4)

Bathroom 9'5" x 8'2" (2.88 x 2.5)

Outside

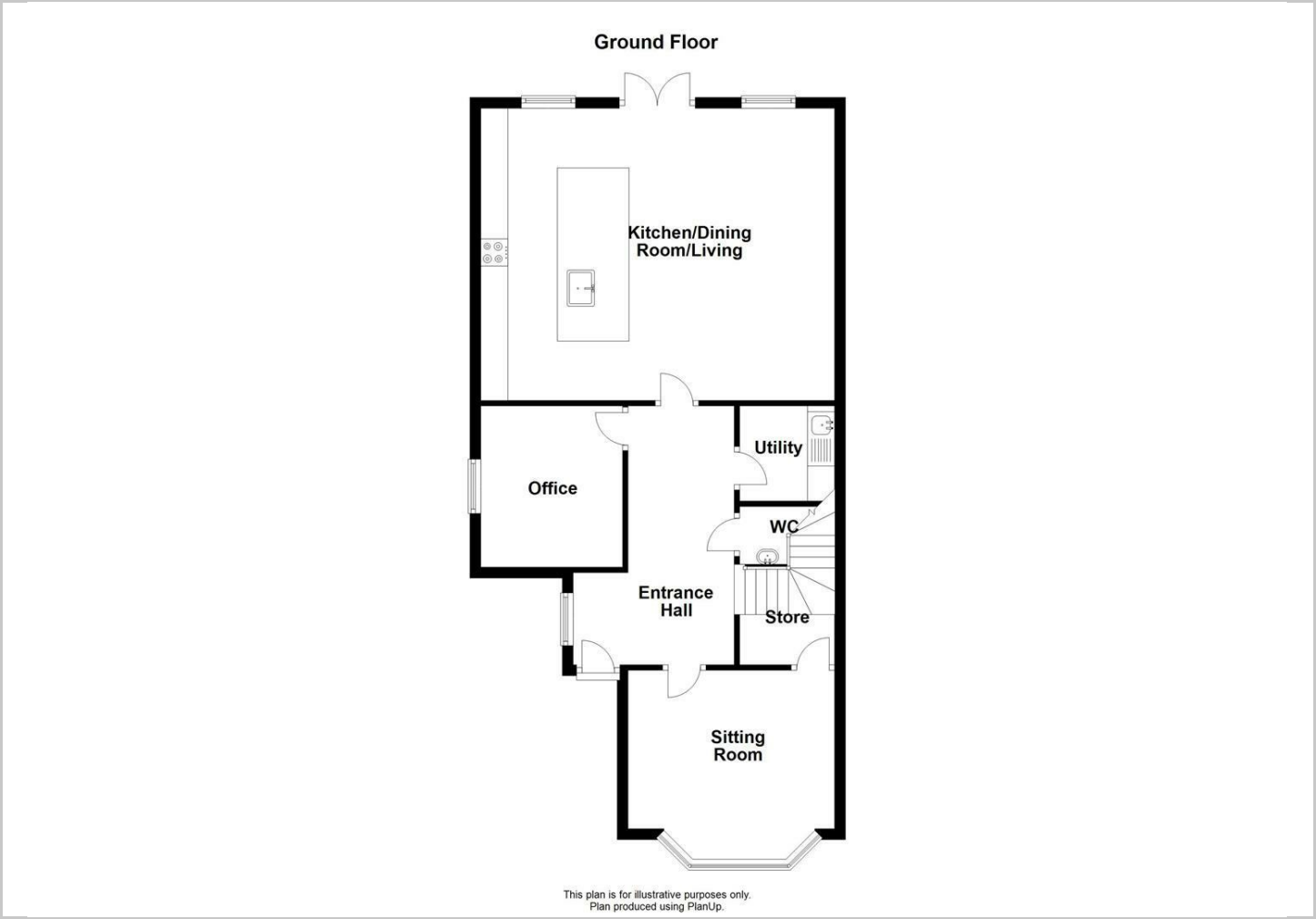


Directions





Floor Plans



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.

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Location Map



Energy Performance Graph

