

KARL
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Go For Sold



17 Castlehill Manor, Belfast, BT4 3QH

Offers in the region of £199,950

- Detached villa on a large site needing extensive renovation
 - Drawing room
 - Family room
 - Dining room
- Kitchen and utility room
 - Downstairs WC
- Four good bedrooms
- Principle bedroom with an en-suite shower room
 - Ideally situated in the heart of East Belfast
- CASH OFFERS ONLY

Hardwood front door

Entrance hall

Wooden floor.

Downstairs WC

Low flush WC, wash hand basin with mixer tap. Storage under stairs.

Lounge 17'05" x 11'07" (5.31m x 3.53m)

Feature fireplace. Patio doors to conservatory.

Kitchen 14'05" x 11'07" (4.39m x 3.53m)

Range of high and low level units, range master, stainless steel and glass extractor fan, 1.5 bowl sink with chrome mixer tap. Door to back garden.

Dining room 14'05" x 10'04" (4.39m x 3.15m)

Reception 3 11'06" x 10'05" (3.51m x 3.18m)

Patio doors to conservatory.

Conservatory 20'10" x 12'03" (6.35m x 3.73m)

Utility room

Space for fridge freeze and tumble dryer, plumbed for washing machine.

Upstairs landing

Bedroom 1 15'06" x 11'05" (4.72m x 3.48m)

Built in storage.

En-suite

Low flush WC, wash hand basin with mixer tap, single shower unit.

Hot Press Cupboard

Bedroom 2 13'0" x 10'01" (3.96m x 3.07m)

Bedroom 3 13'0" x 11'10"

At widest points.

Laminate wood floor. Built in storage.

Bedroom 4 10'05"x 8'03" (3.18mx 2.51m)

At widest points

Laminate wood floor.

Shower room 7'09" x 6'07"

Three piece white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, double shower unit with electric shower. Tiled floor and fully tiled walls. Chrome towel radiator.

Garage

Up and over door. Light and power. Oil boiler.

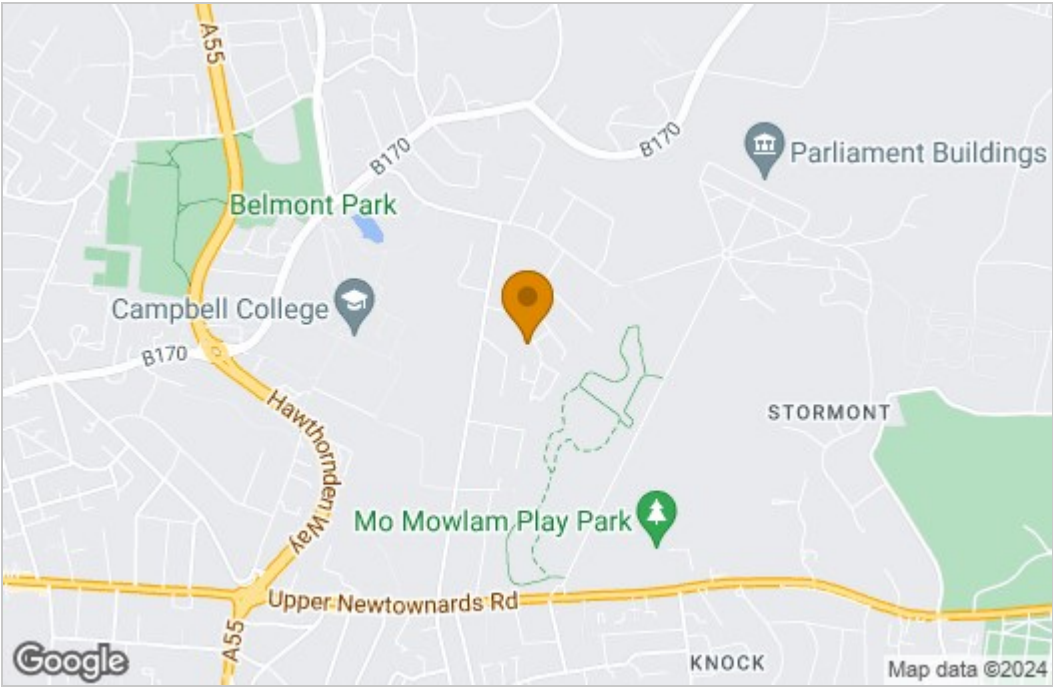
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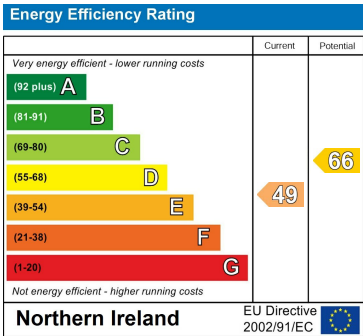
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Area Map



Energy Efficiency Graph



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