

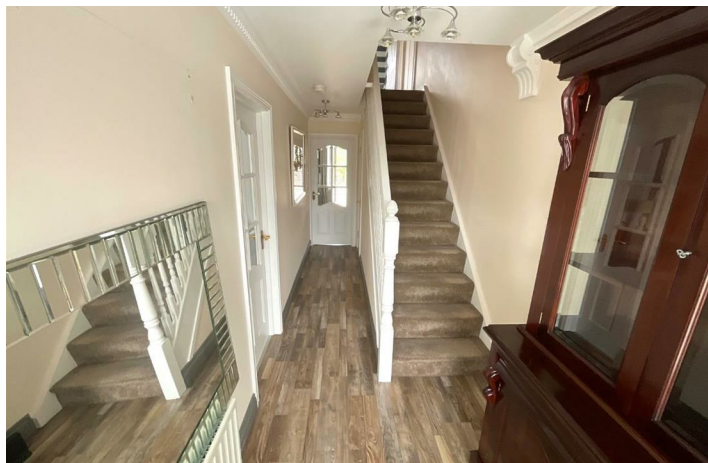
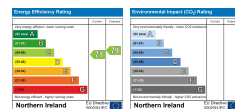


7 Loughview Green

Belfast, BT14 8QH

Offers in the region of

£325,000



# 7 Loughview Green

, Belfast, BT14 8QH

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An outstanding detached family home occupying a prime site within a quiet cul-de-sac location providing exceptional panoramic views over Belfast City, Cavehill, Belfast Lough and beyond. Offering flexible living accommodation the property provides the option for 4 bedrooms and 2 receptions or 3 bedrooms and 3 receptions.

Internally the dwelling comprises entrance hallway, furnished cloakroom, living room, dining room, open plan kitchen with ample dining space, sun room, first floor landing, classic white family bathroom suite and three bedrooms (primary with en suite shower room). Outside there is a generous driveway to the front, detached garage and large landscaped gardens to the rear offering uninterrupted views.

The property further benefits from gas fired central heating, floored roof space and full Upvc double glazing throughout.

Loughview Green is conveniently located close to local amenities, schools, and transport links and is sure to appeal to the growing family in particular.

Contact Rea Estates now for further details or to arrange an appointment to view this exceptional family home.

## Ground Floor

### Entrance Hallway

PVC front door with glass inset, wood laminate flooring, panelled radiator, stairs leading to first floor

### Furnished Cloakroom

Low flush WC, wall mounted wash hand basin, tiled flooring

### Living Room 14'0" x 11'7" (4.29m x 3.55m)

Bay window, hardwood flooring, double panelled radiator

### Dining Room 18'9" x 9'8" (5.72m x 2.96m)

Bay window, integrated washing machine and freezer, wood laminate flooring, enclosed storage cupboard housing gas boiler, vertical radiator

### Kitchen 11'8" x 28'8" (3.58m x 8.75m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, bowl and a half sink and drainer with mixer taps, integrated oven and hob with extractor hood, integrated dishwasher, under counter fridge space, wood laminate flooring, vertical radiator, ample dining space, leading to:

### Sun Room 13'1" x 9'11" (4.01m x 3.03m)

Wood laminate flooring, vertical radiator, recessed lighting, stunning views overlooking Belfast City, Cavehill and beyond

## First Floor

### Landing

Access to floored roof space

### Bathroom

Three piece bathroom suite including low flush WC, wall mounted wash hand basin and free standing bath, recessed lighting, tiled flooring, panelled radiator



**Master Bedroom 20'9" x 10'4" (6.34m x 3.17m)**

2 panelled radiators

**En Suite**

Low flush WC, wall mounted wash hand basin and free standing double showers tiled flooring, double panelled radiator

**Bedroom 2 11'6" x 14'4" (3.52m x 4.39m)**

Enclosed storage cupboard, vinyl flooring, panelled radiator

**Bedroom 3 14'11" x 10'4" (4.56m x 3.17m)**

Vinyl flooring, panelled radiator

**Outside**

**Front**

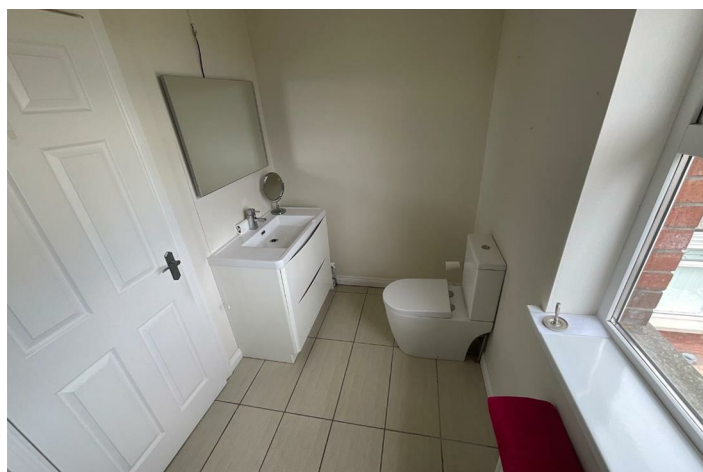
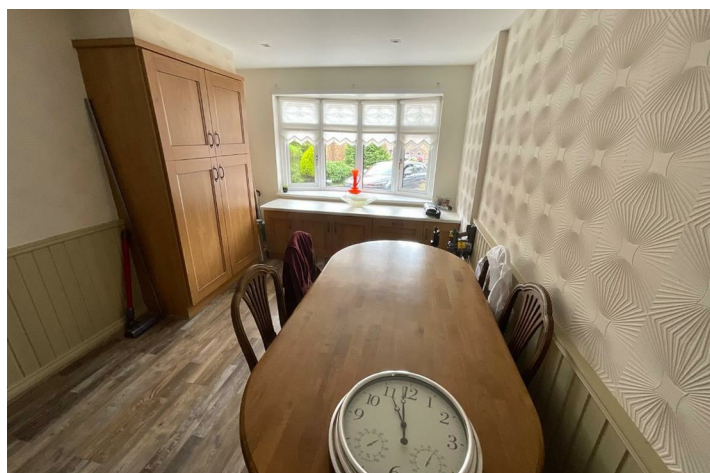
Paved driveway suitable for multiple cars, exterior lighting

**Rear**

Beautiful landscaped gardens with various decked, stoned and patio areas, panoramic views, exterior lighting

**Detached Garage 20'9" x 12'8" (6.35m x 3.88m)**

Double PVC patio door to front, PVC side door, power and light, wood laminate flooring



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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