



45 Downview Park West  
Antrim Road, Belfast, BT15 5HP

Offers in the region of  
**£350,000**



Energy Efficiency Rating	Environmental Impact (CO2) Rating
Northern Ireland	Northern Ireland



# 45 Downview Park West

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A superb split-level home in one of the most sought after areas of North Belfast which will have particular appeal to families and those looking for that perfect blend of privacy and convenience.

Internally the dwelling comprises vestibule entrance, cloakroom, three receptions, family bathroom suite and four well proportioned bedrooms (primary with en suite shower room). Outside there is a generous driveway to the front and stunning mature gardens to the rear.

The property further benefits from integral garage, large basement, oil fired central heating, double glazing and exceptional views overlooking Belfast Lough and beyond.

Downview Park West is conveniently located close to many leading shops and amenities including Belfast Castle, Cavehill Trail, Fortwilliam Gold Club as well as cafes and restaurants. Transport links to Belfast City are excellent with regular buses servicing the area.

Contact Rea Estates now for further details or to arrange an appointment to view.

## Entrance Level

### Vestibule

PVC front door with glass insets, wooden internal door with glass insets leading to living room

### Cloakroom

Low flush WC, pedestal wash hand basin, enclosed storage cupboards, panelled radiator

### Living Room 21'7" x 12'5" (6.59m x 3.81m)

Stunning views overlooking Belfast Lough and beyond, tiled fireplace and surround, double panelled radiator, single panelled radiator

### Dining Room 12'4" x 8'11" (3.78m x 2.73m)

Double panelled radiator

### Kitchen 14'5" x 9'3" (4.40m x 2.83m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps, integrated oven and hob with extractor hood, integrated fridge freezer, panelled radiator, dining space, leading to porch

## First Floor

### Landing

Enclosed hot press with additional storage, access to roof space

### Bathroom

Coloured bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath, tiled walls, recessed lighting, panelled radiator

### Primary Bedroom 10'2" x 11'1" (3.12m x 3.38m)

Panelled radiator

### En Suite

Coloured bathroom suite including low flush WC, wall mounted wash hand basin, bidet and free standing shower, panelled radiator

### Bedroom 2 11'2" x 9'1" (3.42m x 2.79m)

Double panelled radiator

### Bedroom 3 11'7" x 8'7" (3.54m x 2.62m)

Double panelled radiator

### Lower Ground Level

### Bedroom 4 11'7" x 8'3" (3.55m x 2.53m)

Panelled radiator

### Reception Room

Leading to decking and enclosed rear garden

### Integral Garage 18'2" x 9'0" (5.55m x 2.75m)

Up and over electric door, plumbing for a washing machine, wall mounted sink, oil boiler

### Outside

#### Front

Brick privacy wall, mature garden laid out in lawn, driveway

#### Rear

Mature gardens laid out in lawn with paved patio area and elevated decking, basement access, wide range of shrubs and trees, privacy hedging, enclosed utility room with plumbing for a washing machine



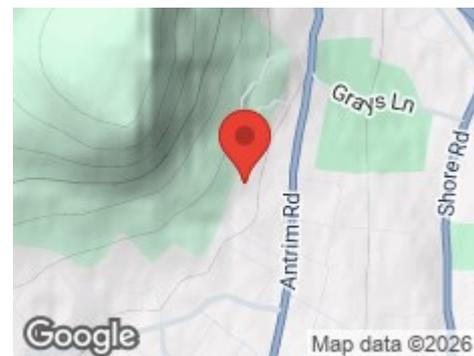
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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