

## 22 Wolfhill Road, Belfast, BT14 8SB



### PRICE Offers Over £279,950

*This detached bungalow is ideally set on an extensive mature rural site, commanding breath-taking panoramic views across Belfast and the surrounding landscape, extending as far as Scrabo Tower!  
Within 20 minutes from Belfast City Centre, and in close proximity to city amenities, schools, and transport links*

*The accommodation briefly comprises four well-proportioned bedrooms, with the master suite benefiting from a Jack & Jill en-suite. Three spacious reception rooms offer excellent versatility, ideal for formal entertaining, family relaxation, or recreation. The modern fitted kitchen is well equipped with quality units and generous workspace and a luxury family bathroom suite*

*Externally, the property further benefits from mature, well-maintained gardens surrounding. A detached garage, decked entertaining area, ideal for family BBQ's and a generous driveway to side. An early viewing is highly recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

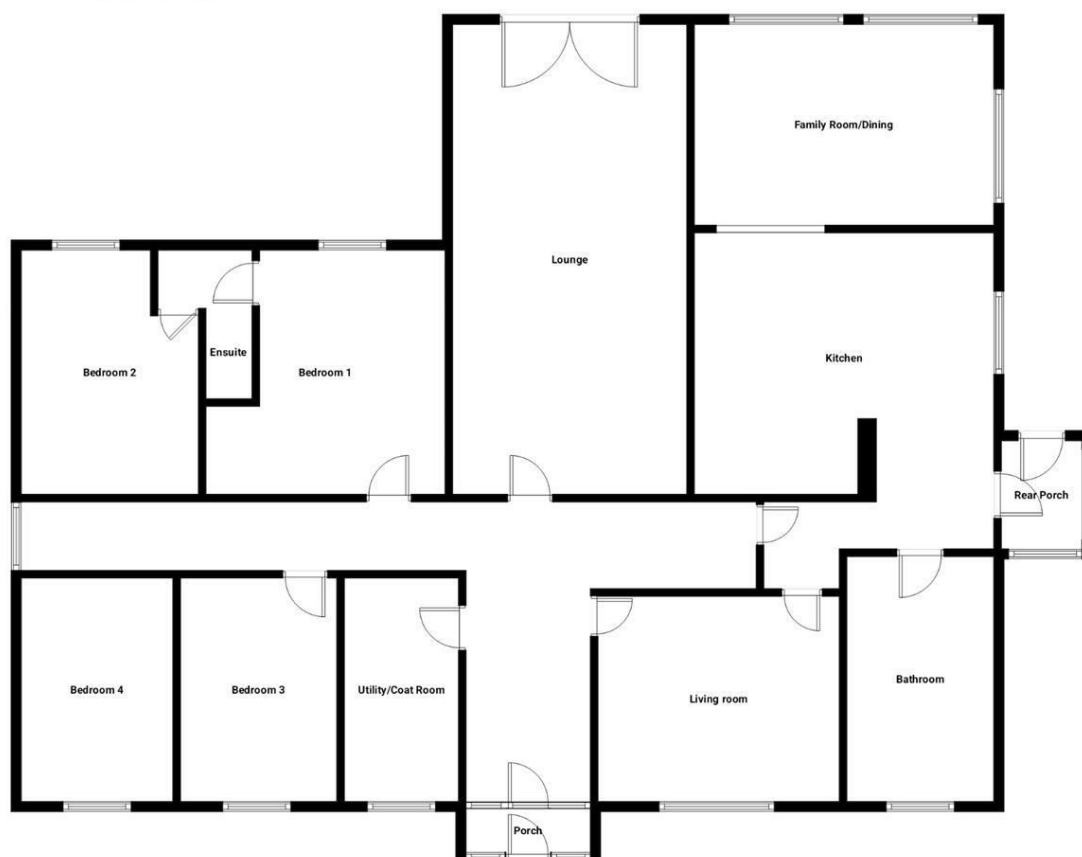
Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

- **Detached Family Bungalow**
- **Four Well Proportioned Bedrooms**
  - **Three Receptions**
  - **Modern Fitted Kitchen**
- **Luxury Bathroom Suite with Claw Foot Bath**
- **Spacious Lounge with French Doors to Rear Decking**
  - **Jack and Jill Style Ensuite**
- **PVC Double Glazing/Oil Fired Central Heating**
- **Extensive Mature Site in a Quiet Rural Location**
- **Impressive Panoramic Views Over Belfast City**



## Floor Plan

This plan is for illustrative purposes only





## ACCOMMODATION

### ENTRANCE

PVC double glazed front door with matching side screens into entrance porch with tiled floor and feature stone wall cladding. PVC double glazed door with matching side screens into spacious well presented entrance hall with built in storage cupboards.

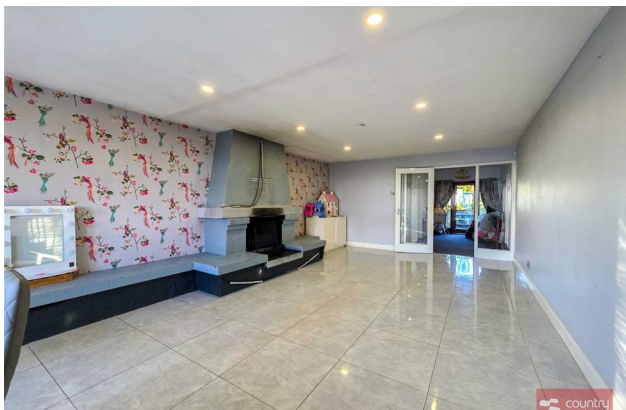
### UTILITY/COAT ROOM

Equipped with a range of base storage units and contrasting work surfaces. Built in storage cupboards.



### SPACIOUS LOUNGE 27'0" x 13'7"

Attractive fireplace with dog grate piped for gas fire. Tiled floor. PVC double glazed French doors to rear decking, perfect for family BBQ's, with far reaching views over Belfast, extending as far as Scrabo Tower.



### DINING/FAMILY ROOM 16'9" x 11'9"

Quality glass laminate flooring. Breakfast bar for casual dining. Picture style windows with impressive views over Belfast. Open Plan into:





## **MODERN FITTED KITCHEN 16'2" x 13'9"**

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces with matching upstands. Single drainer ceramic sink unit with swan neck mixer tap. Space for free standing range style cooker with overhead extractor fan housed in brick chimney breast style opening. Leaded glass display cabinets. Space for free standing American style fridge freezer. Plumbed for washing machine. Space for Tumble dryer. Quality gloss laminate flooring.

Rear Porch with tiled floor.



## **REAR HALL**

### **LUXURY BATHROOM SUITE**

Comprising double ended roll top claw foot bath with telephone hand shower attachment, chain flush WC, vanity unit with top mounted sink and mixer tap. Tiled floor. Chrome towel radiator. PVC panelled walls and ceiling.

### **LIVING ROOM 13'9" x 11'9"**

Presently used as home gym.

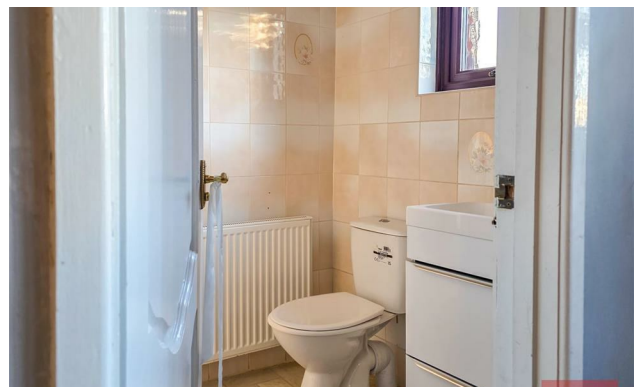


### **BEDROOM 1 14'1" x 11'1"**

Range of bespoke fitted wardrobes, and a fitted vanity dressing table.

### **JACK AND JILL STYLE ENSUITE**

Comprising fully tiled shower cubicle with thermostatically controlled shower, vanity sink unit, and a button flush WC. Tiled walls. Laminate Flooring.





**BEDROOM 2 14'1" x 10'2" at max**

Laminate flooring.

**BEDROOM 3 12'11" x 8'6"**

**BEDROOM 4 12'11" x 8'6"**

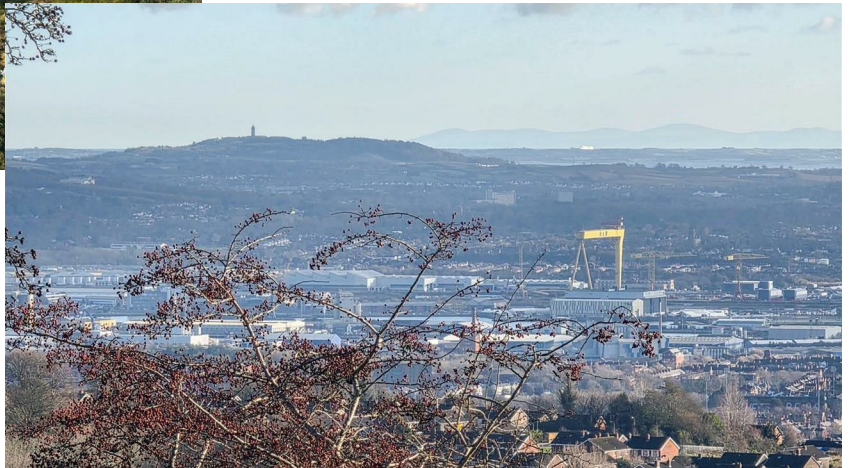


**OUTSIDE**

Neat well maintained lawn to front with paved walkways. Private driveways to side with ample space for a variety of vehicles.

Extensive mature garden to rear, laid in lawn, screened by a variety of trees, hedges and mature shrubs. Impressive far reaching views over Belfast.

**DETACHED GARAGE**



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.