



11 Kingscourt Close, Castlereagh Road, Belfast, BT6 9AP

Asking Price £189,950

Fronting the Castlereagh Road, this deceptive town terrace offers deceiving accommodation over the three levels that can be used as 4 bedrooms, with one on the ground floor, 3 on the top floor, with the master bedroom offering an en-suite shower room. There is a bright and spacious lounge / dining area with a feature multi fuel burning fire, that also provides access to the fitted kitchen. In addition there is a middle floor bathroom, a ground floor utility room and an integral garage. Outside and to the rear, it is set in a cul de sac position with off street parking available. This area provides fantastic access to so many local amenities, such as local shops, schools, bus and arterial routes into Belfast City centre. A chain free home with so much potential, an early viewing comes highly recommended!

- Mid townhouse that fronts the Castlereagh Road
- En-suite to the master bedroom
- Fitted kitchen
- 1st floor bathroom suite
- Parking / driveway to the rear
- Four bedrooms
- Spacious lounge / dining
- Ground floor utility room
- Integral garage
- Cul de sac area to the rear / Chain free onward sale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		73	79
EU Directive 2002/91/EC			

The accommodation comprises

Front door leading to the entrance hall.

Entrance hall



Under stairs annex.

Bedroom 4 8'8 x 8'4 (2.64m x 2.54m)



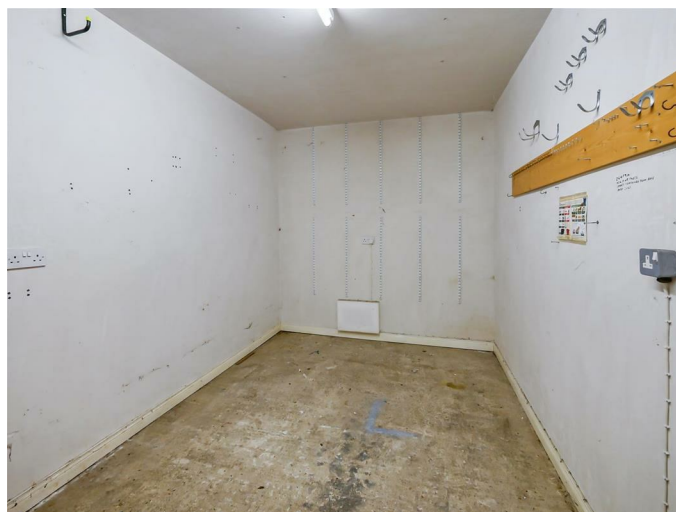
Utility room



Sink unit with mixer taps, work surfaces,

part tiled walls, plumbed for washing machine, access to the integral garage. Also rear door access to the parking area.

Integral garage 15'7 x 8'2 (4.75m x 2.49m)



Roller door, light and power.

1st floor

Lounge / dining area 15'7 x 14'9 (4.75m x 4.50m)



At widest points, feature fuel burner. wall mounted radiator, double glazed French doors to a Juliet balcony.

Additional lounge image



Kitchen 9'9 x 8'0 (2.97m x 2.44m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring gas hob and under oven, gas boiler.

Bathroom



White suite comprising panelled bath with

mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin.

2nd floor

Bedroom 1 11'7 x 11'6 (3.53m x 3.51m)



Built in storage.

En-suite 8'5 x 3'9 (2.57m x 1.14m)



Comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, pedestal wash hand basin.

Bedroom 2 13'4 x 7'6 (4.06m x 2.29m)



Bedroom 3 7'2 x 6'9 (2.18m x 2.06m)



Roof window.

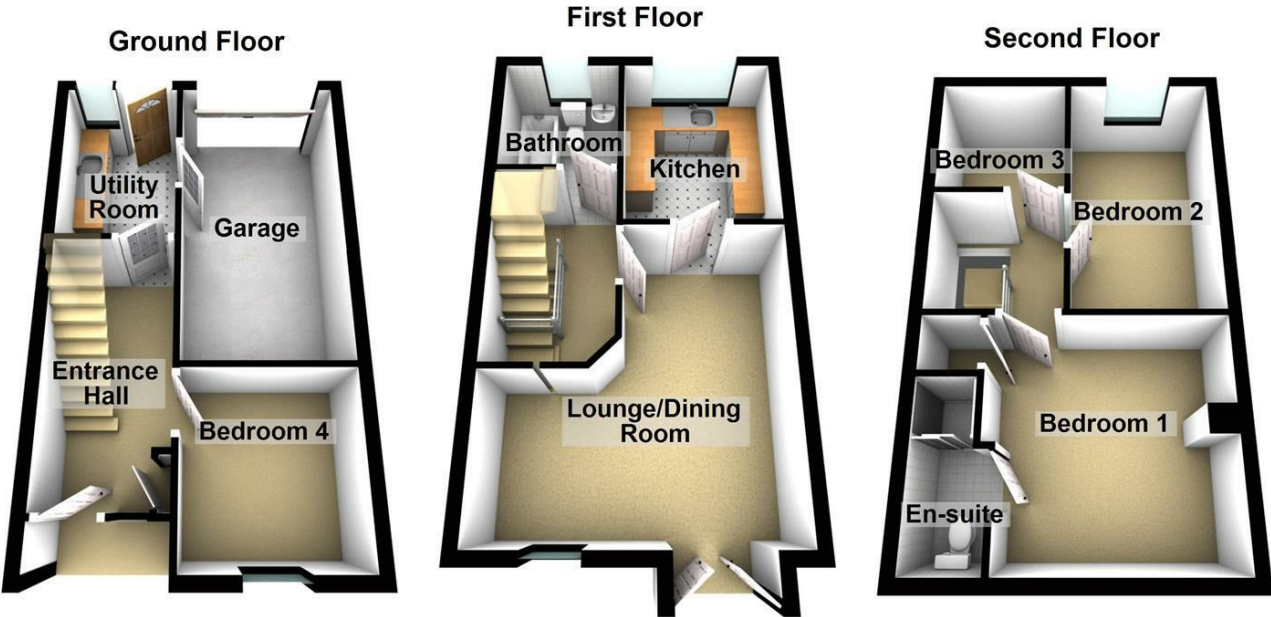
Outside

Rear parking

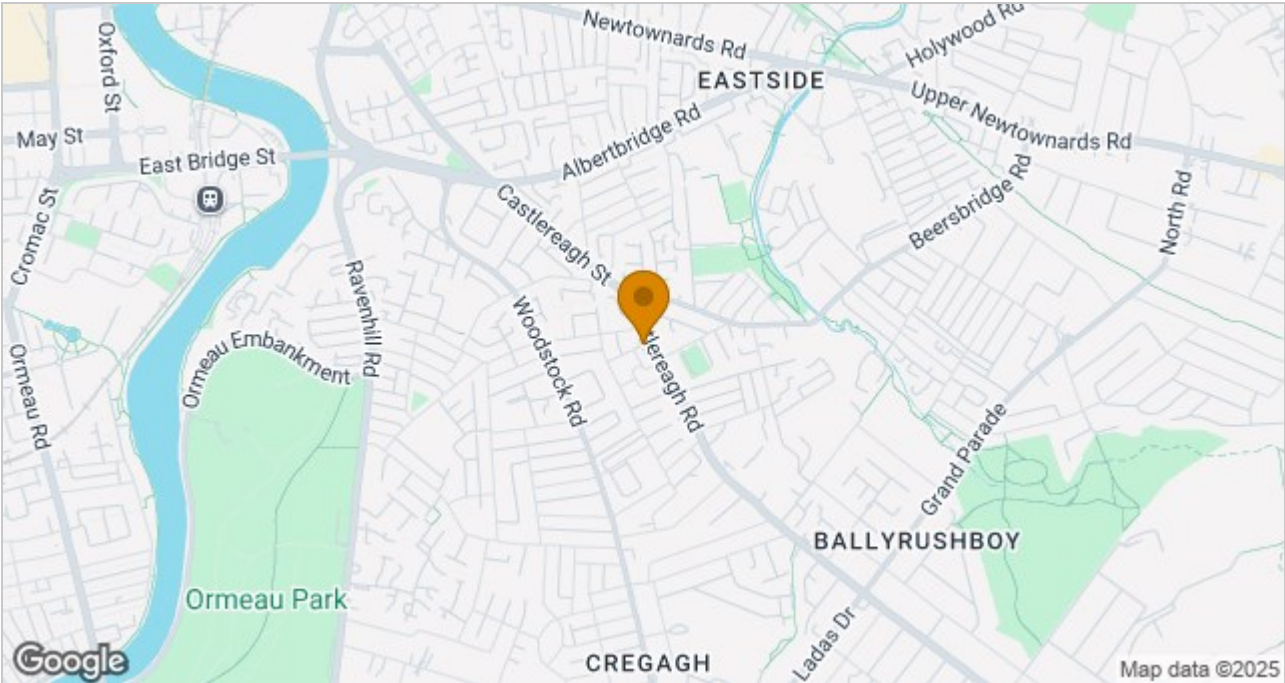


**Driveway to the rear with off street parking.
Leads to the attached garage.**

Floor Plan



Area Map



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