



3 Mount Michael View, Four Winds, Belfast, BT8 6JP

Asking Price £365,000

Mount Michael View is a small cul de sac of family homes, designed to maximise the view to the rear whilst also capturing the late afternoon and evening sun. This particular property has been modernised and extended from its original construction and offers fantastic accommodation. Off the main entrance hall is the lounge and double bedroom, with several steps down leading to the lower level and a beautifully finished shower suite. A glazed door leads to the Kitchen / dining / living area, that is not only finished to an exceptional standard, with a stunning fitted kitchen with built-in appliances, but benefits from a breath-taking view over Belfast and beyond.

On the first floor there is a contemporary white bathroom suite and three bedrooms with the principle bedroom having a walk in dressing area.

The property also benefits from a gas heating system and modern double glazed windows maximising the properties energy efficiency.

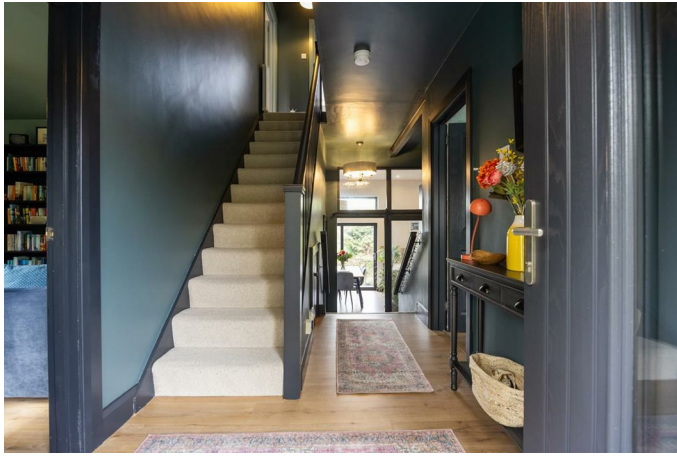
Outside there is a driveway with ample parking and EV charging point whilst to the rear there is a large patio area that is accessed from the kitchen/dining/living & utility areas that benefits from both exceptional views and the afternoon and evening sun with steps down to an additional garden area with pear and apple trees.

A superb home in a popular residential location within the Four Winds that offers convenience to all the local amenities and leading schools.

- Extended Semi Detached Family Home
- Lounge To The Front
- Downstairs Shower Suite & 1st Floor Bathroom
- Driveway With Ample Parking
- Enclosed Patio and Garden Area To The Rear
- Four Bedrooms Principle With Dressing Area
- Exceptional Kitchen/Dining/Living To The Rear & Utility Room
- Gas Heating & Double Glazed
- Electric Vehicle Charging Point/ 12 Solar panels and 7.2kW battery
- An Elevated Plot With Breath-taking Views To The Rear

Energy Efficiency Rating	
Current	Potential
89	92
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 EU Directive 2002/91/EC	

The accomodation comprises



Composite front door with glazed side panels to entrance hall.

Entrance hall



Laminate flooring.
Access is provided to Lounge and Bedroom Four.

Lounge 12'5 x 12'1 (3.78m x 3.68m)



Laminate flooring.

Bedroom Four 12'5 x 12'1 (3.78m x 3.68m)



Stairs down to lower level



Storage cupboard under stairs.

Downstairs shower /Wet Room



Comprising large walk-in shower cubicle, with matte black drench head shower and hand attachment, glazed partition. Wash hand basin with mixer taps and storage below, low flush w/c. Matte black heated towel rail. Fully tiled walls and spotlights.

Extended Kitchen/dining/living area 31'6 x 16'1 (9.60m x 4.90m)



Shaker style fitted kitchen with fantastic range of units, quartz work tops. Built in induction hob and downdraft extractor fan. Franke sink unit with Quooker boiling water tap. Double oven. Bank of units housing fridge freezer and pantry cupboard. Laminate flooring. Double glazed doors to patio area. Fantastic views down towards the mountains.

To the living area there is a contemporary glass fronted flame effect electric fire with media wall above.





Utility area



Range of high and low level units, plumbed for washing machine, housing worchester boiler. Integrated fridge.

First Floor



Bedroom One 14'6 x 11'9" (4.42m x 3.58m)



Fantastic views over Belfast and beyond.



Dressing Room 12'1 x 7'8 (3.68m x 2.34m)



Spotlights.

Bedroom Two 11'1" x 10'4 (3.38m x 3.15m)



Bedroom Three 12'1 x 11'1 (3.68m x 3.38m)



Luxury Bathroom Suite



Contemporary white bathroom suite comprising free standing oval bath with wall mounted waterfall style mixer taps and hand shower, wash hand basin with mixer taps and storage below. Separate corner shower cubicle with Mira shower unit. Part tiled walls. Spotlights. Heated chrome towel rail.

Landing

Large built in storage. Access to roofspace.

Outside

Loose stone area to front with range of plants, flowerbeds and shrubs. Driveway with ample parking, electric car charging point.

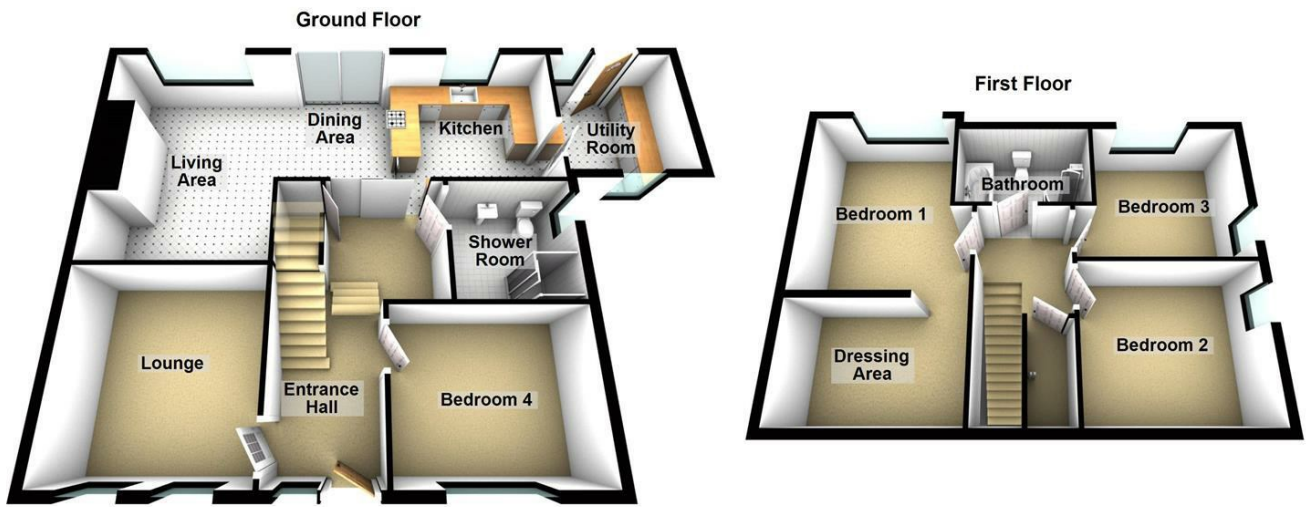
Outside Rear



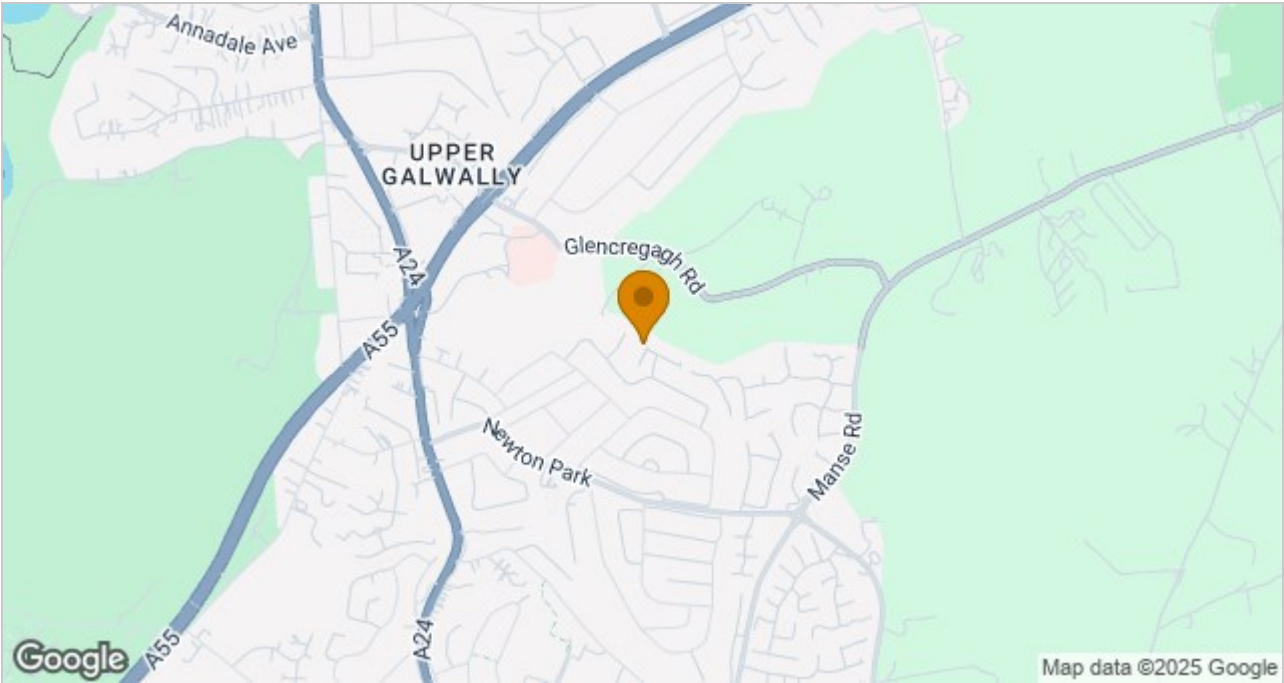
Large flagged patio area accessed from the kitchen / dining / living and running the full width of the property benefitting from fantastic views over the City and out to the mountains. Steps down to lower garden finished in loose pebbles, range of plants, shrubs with apple and pear trees. Flagged patio / pergola area.



Floor Plan



Area Map



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