



15 Castlemore Park, Casaeldona, Belfast, BT6 9RP

Asking Price £195,000

Castlemore Park is situated off the Upper Knockbreda Road and offers convenience to many local amenities to include Forestside Shopping Centre, main arterial routes and transport links to most parts of the City. Internally this well maintained property comprises three good size bedrooms, lounge with double doors that lead to the dining room, a modern fitted kitchen with plenty of storage and a white bathroom suite on first floor with and additional shower cubicle. In addition the property also benefits from a gas heating system, double glazing, a driveway with off street parking, that leads to a large detached garage. There are enclosed patio areas and gardens laid in lawn to the rear with an additional side garden. Also positioned within a cul de sac position, this home is also chain free and should appeal to many potential buyers currently looking to purchase.

- Semi detached home located in a cul de sac position
- Lounge with double doors leading to the dining room
- White bathroom with separate shower cubicle
- Double glazed windows
- Large garage
- Three good size bedrooms
- Deluxe fitted kitchen
- Gas central heating
- Off street parking
- Gardens to the front, side and rear

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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 accommodation comprises

Hardwood front door leading to the entrance hall.

Entrance hall



Laminate flooring, under stairs annex.

Lounge 14'8 x 11'8 (4.47m x 3.56m)



Laminate flooring, stone fireplace with raised marble hearth, double doors to the dining room.

Dining room



Laminate flooring.

Kitchen 14'6 x 7'9 (4.42m x 2.36m)



Full range of high and low level built in units, single drainer 1 1/4 bowl sink unit with mixer taps, formica works surfaces, part tiled walls, 4 ring hob and oven, integrated microwave, integrated fridge freezer, integrated dishwasher, pvc panelled ceiling, recessed spotlights.

1st floor

Bedroom 1 14'1 x 12'8 (4.29m x 3.86m)



Laminate flooring, built in bedroom furniture.

Bedroom 2 11'9 x 11'3 (3.58m x 3.43m)



Laminate flooring, built in bedroom furniture.

Bedroom 3 9'11 x 7'6 (3.02m x 2.29m)



Laminate flooring, built in bed bad and also bedroom furniture.

Bathroom 7'7 x 5'8 (2.31m x 1.73m)



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c , wash hand basin with storage below, fully tiled walls, corner shower cubicle with chrome thermostatically controlled shower, chrome towel radiator, pvc panelled ceiling, recessed spotlights.

Outside

Off street parking leading to the detached garage.

Detached garage 16'9 x 15'6 (5.11m x 4.72m)

Electric up and over door, light and power, plumbed for washing machine.

Front gardens

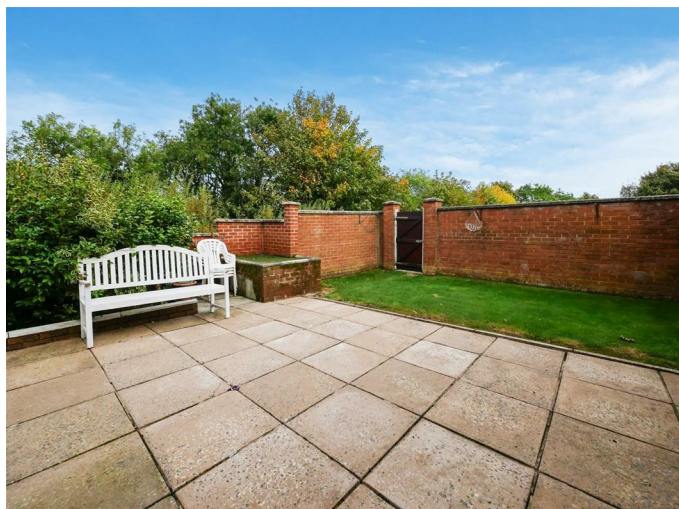
Gardens to the front laid in lawn.

Side gardens



Garden are to the side laid in lawn.

Rear gardens

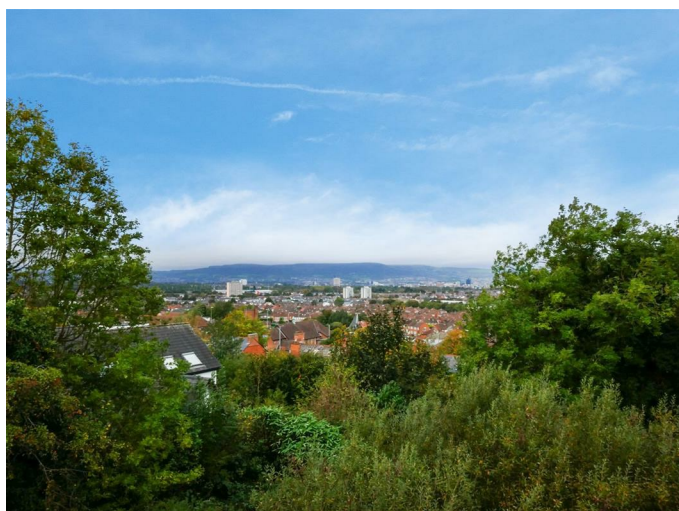


Enclosed patio / gardens to the rear in lawn. Outside storage.

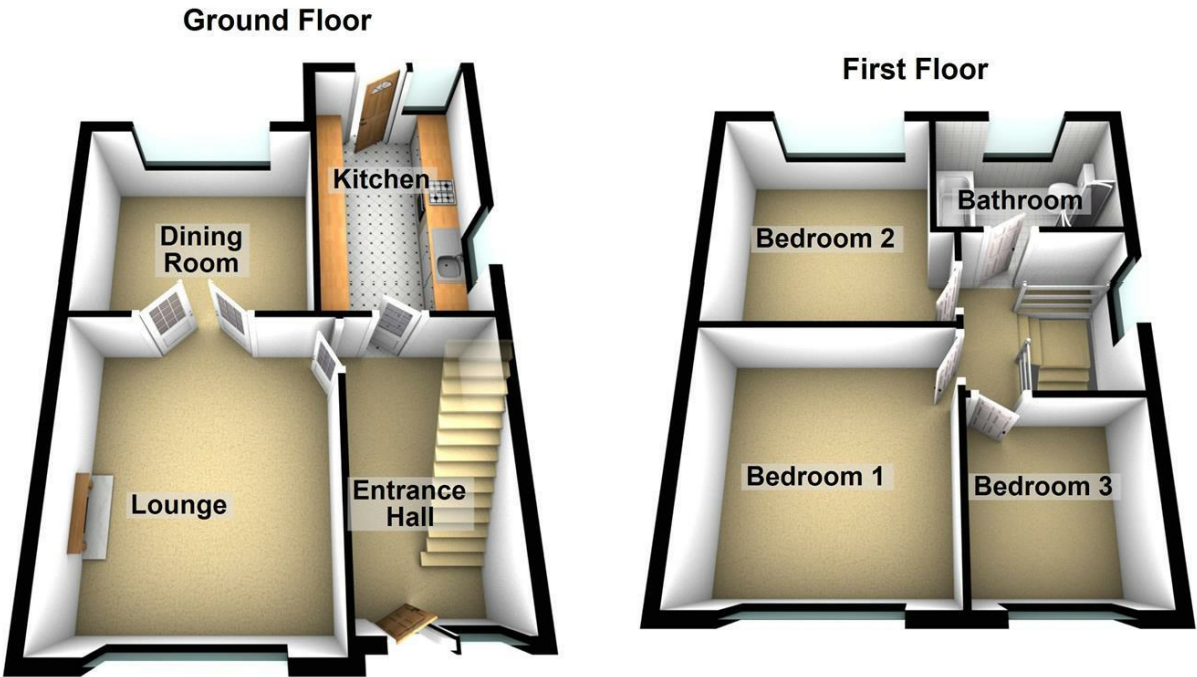
Additional rear garden image



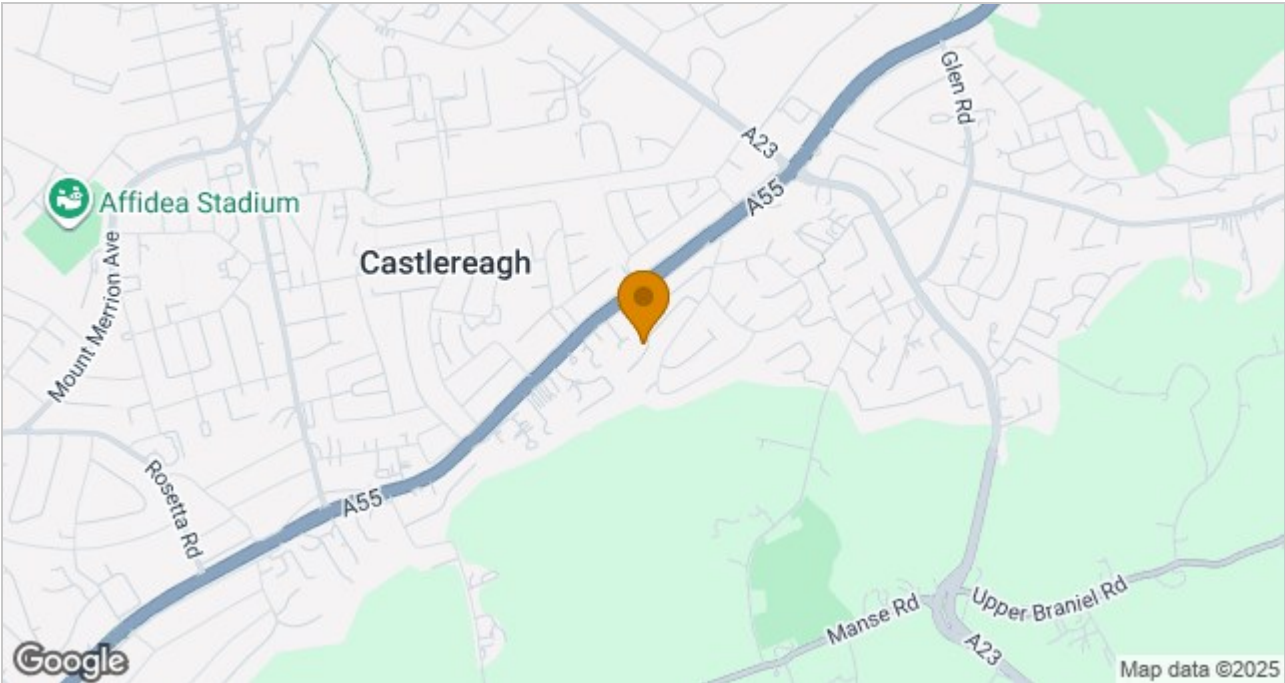
Views



Floor Plan



Area Map



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