



9 Gracemount Park, Cairnshill Road, Belfast, BT8 6GS

Asking Price £485,000

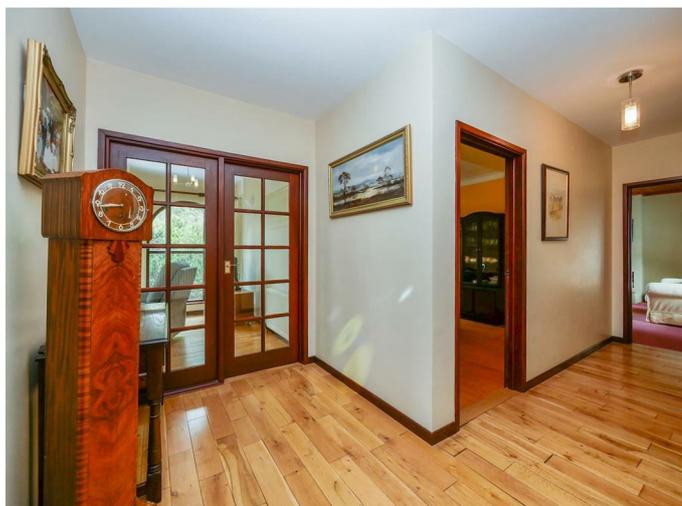
Gracemount Park is small development of detached homes off Finsbury Park, approached from the Cairnshill Road, offering convenience to a host of local amenities to include the Cairnshill Park & Ride, convenient shopping at the Four Winds and of course Forestside Shopping Centre with its array of shops and cafés on offer. Usually in order to get a large Detached Bungalow with good outside space, you have to widen your search to a more rural location, however 9 Gracemount Park is the exception to this theory. Internally the one level accommodation comprises four good sized bedrooms, master with en-suite shower room, spacious lounge with 2 additional reception rooms and a conservatory that overlooks the rear garden. There is also a good size modern fitted kitchen with casual dining area and deluxe white bathroom suite with additional shower cubicle. Outside the property benefits from a tarmac driveway with ample off street parking to the front with access to the large garage. The well maintained gardens to the front and also to the rear side are mature and are laid in lawns bordered by an excellent range of plants, trees and shrubs that both shelter and provide privacy. An excellent home for those hoping to downsize to a bungalow or because of the size and proportion of the rooms, equally offering a good family home.

- Exceptional detached home positioned in a prime residential location
- Master bedroom with en-suite shower room
- Modern fitted kitchen with casual dining area
- Gas central heating / hardwood double glazed windows
- Ample off street parking / large garage
- Four good size bedrooms
- Three separate reception rooms plus conservatory
- Deluxe white bathroom suite with additional shower cubicle
- Well maintained gardens to the front and also to the rear
- Pleasant cul de sac position

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

Entrance Hall



Glazed hardwood front door opens onto spacious entrance hall with wooden flooring. Access to built-in storage and hot press.

Lounge 18'10" x 14'7" (5.76m x 4.47m)



Bright and spacious lounge with glazed patio doors opening onto enclosed rear garden. Gas fire with raised hearth.

Additional lounge image



Dining Room 14'8" x 11'0" (4.48m x 3.37)



Original hardwood floorboards.

Family Room 19'3" x 9'8" (5.87m x 2.96m)



Bright and spacious family room with beautiful arched feature windows. Gas fire with stone hearth and wooden mantle piece. Glazed upvc patio doors open onto:

Additional family room image



Conservatory 12'8" x 9'3" (3.88m x 2.83m)



Fully glazed upvc conservatory with door opening onto enclosed rear garden. Fitted with tall radiator and tiled flooring.

Modern Fitted Kitchen / Dining 17'10" x 12'11" (5.46m x 3.96m)



(measurements at widest points) Modern

fitted kitchen with a selection of upper and lower level, high gloss units complete with stone worktops, stainless steel sink, electric oven with 5 ring gas hob, stainless steel overhead extractor fan and dishwasher. Tiled flooring. Glazed hardwood door opens onto side garden. Access to:

Additional kitchen image



Casual dining area



Bedroom 1 13'8" x 9'6" (4.19m x 2.90m)



Spacious double bedroom with built-in slide robes.

En-suite 9'5" x 7'1" (2.89m x 2.17m)



White suite comprising of corner shower cubicle with electric 'Mira sport' shower, low flush w.c and wash hand basin with vanity below. Part tiled walls and tiled flooring.

Bedroom 2 12'11" x 10'6" (3.96m x 3.21m)



Double bedroom with built-in slide robes.

Bedroom 3 10'4" x 10'2" (3.15m x 3.10m)



Double bedroom with built-in slide robes. Laminate flooring.

Bedroom 4



White Bathroom Suite 9'4" x 7'9" (2.87m x 2.38m)



White bathroom suite comprising on panelled bath with stainless steel mixer taps, walk in shower cubicle, low flush w.c and pedestal wash hand basin with stainless steel mixer taps. Part tiled walls and tiled flooring. Recessed spotlights.

Outside

Lower Ground Floor Level



Side patio area with access to the garage / utility room.

Utility Room 10'8" x 5'2" (3.26m x 1.60m)

Spacious utility room with fitted Belfast sink. Plumbed for washing machine. Glazed hardwood door opens onto side garden.

Integral Garage 22'8" x 20'1" (6.91m x 6.13m)

(measurement at widest points) Spacious garage complete with power, lighting, fitted toilet and up and over electric garage door. Fitted work bench.

Front Garden



Mature gardens with a range of plants, trees and shrubs. Spacious driveway offers ample off street parking and access to integral garage. Steps at front lead up to front door.

Driveway



Enclosed Rear Garden



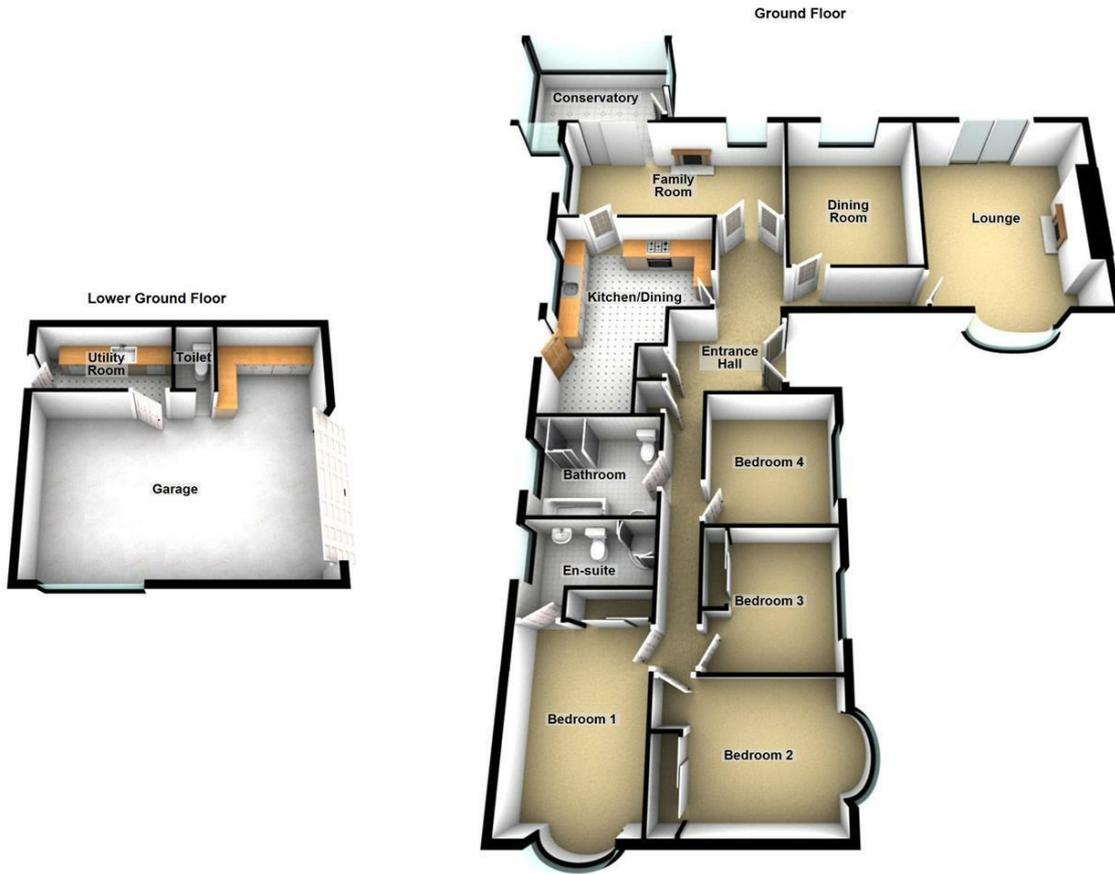
Additional Rear Garden Image



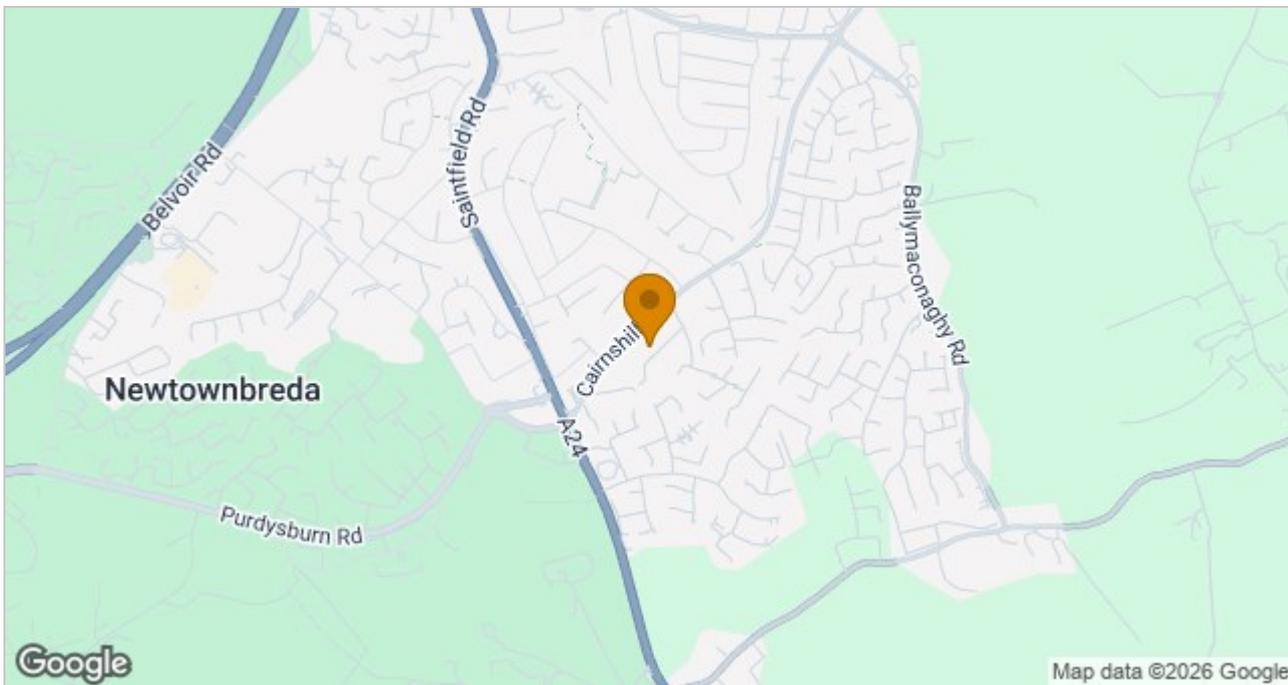
Rear Elevation



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185
BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark