



1 STEWARTSTOWN AVENUE

Stewartstown Road BT11
9GE

- An extended detached bungalow that enjoys a slightly elevated private landscaped site.
- Three well appointed bright comfortable bedrooms.
- Extended principal bedroom with ensuite shower room with separate dressing room.
- Lounge open to a casual dining area.
- Extended Sun Room and further Upvc double glazed conservatory.
- Fitted Kitchen / Separate utility room.
- White Bathroom suite.
- Upvc double glazed windows / Gas fired heating.
- Attached garage / Extensive landscaped mature private site with a fantastic rear garden.
- Chain Free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £285,000

1 Stewartstown Avenue , Stewartstown Road, BT11 9GE



GROUND FLOOR

ENTRANCE HALL

LOUNGE

17'6 x 11'8 (5.33m x 3.56m)

Feature fireplace inset and hearth, bay window. Open plan to;

DINING AREA

9'7 x 9'4 (2.92m x 2.84m)

Double doors to;

EXTENDED SUNROOM

13'5 x 9'5 (4.09m x 2.87m)

Wooden effect stripped floor. Feature double patio doors / garden access.

UTILITY ROOM

Plumbed for washing machine, ceramic tiled floor, gas boiler.

FITTED KITCHEN

11'3 x 9'6 (3.43m x 2.90m)

Range of high and low level units, work tops, tiling, feature flooring. Single drainer stainless steel sink unit, feature hob, built-in oven.

PRINCIPAL BEDROOM 1

13'2 x 11'2 (4.01m x 3.40m)

Wooden effect stripped floor.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, electric shower unit, wash hand basin, low flush W.c, tiling, ceramic tiled floor.

BEDROOM 2

9'7 x 8'7 (2.92m x 2.62m)

BEDROOM 3

11'8 x 9'8 (3.56m x 2.95m)

Feature flooring, open to:

UPVC DOUBLE GLAZED CONSERVATORY

Double patio doors to garden.

WHITE BATHROOM SUITE

Paneled bath, telephone hand shower, wash hand basin, low flush w.c, feature tiling, separate shower cubicle.

DEVELOPED ROOF-SPACE / STORAGE

18'4 x 8'7 (5.59m x 2.62m)

Floored and sheeted. Light and power. Excellent Storage into eaves.

ATTACHED GARAGE

Up and over door.

OUTSIDE

Pillars and double gates to feature impression paved driveway, mature well stocked neat landscaped gardens front and rear with lawns, hedging and planting both private and secluded.

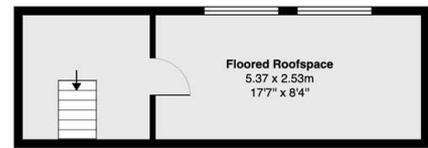


Directions



Floor Plan

1 Stewartstown Avenue, BELFAST, BT11 9GE

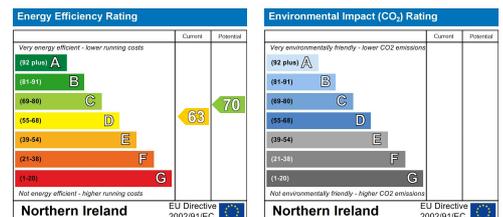


First Floor

Ground Floor

Total Area: 123.0 m² ... 1324 ft² (excluding garage)
All measurements are approximate and for display purposes only

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