

## 8 Firmount Belfast, BT15 4HZ

**Offers Over £395,000**

A superb opportunity to acquire this modern detached villa, ideally positioned within a quiet cul-de-sac in a highly regarded residential location.

Occupying a generous corner site, this impressive home offers spacious, flexible accommodation finished to an excellent decorative standard throughout. Originally designed with three-bedrooms, the vendor is intending to professionally reconfigure the layout into four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room. The ground floor boasts three versatile reception areas, including a stunning open-plan luxury kitchen and dining space complete with integrated appliances and patio doors leading to a private rear patio garden. Further enhancing the accommodation is a furnished downstairs cloakroom, a fabulous family bathroom with a separate shower cubicle, and a practical utility room. The property also benefits from PVC double-glazed windows and gas-fired central heating. Externally, the home enjoys a private, enclosed rear patio garden and a matching detached garage. This is an exceptional home offering both space and potential in a sought-after setting—early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	77
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 8 Firmount

## Belfast, BT15 4HZ



- Impressive Modern Detached Residence
- Downstairs Furnished Cloakroom
- Utility room
- Cul De Sac Position
- Soon to Comprise 4 Bedrooms 3 Reception Rooms
- Gas Central Heating
- En-suite Shower Room
- Luxury Integrated Fitted Kitchen
- Upvc Double Glazed Windows
- Detached Matching Garage

### Entrance Hall

Double glazed wooden entrance door, porcelain tiled floor, alarm, recessed lighting.

### Furnished Cloakroom

White suite comprising vanity unit, low flush wc, partly tiled walls, porcelain tiled floor, panelled radiator, recessed lighting.

### Lounge

15'8" x 11'6" (4.79 x 3.53)

Attractive fireplace, gas fire, oak wood strip floor, panelled radiator.

### Dining Room

13'5" x 11'0" (4.10 x 3.36)

Wood Strip floor, double glazed sliding patio doors.

### Open Plan

### Kitchen

12'4" x 12'0" (3.78 x 3.66)

Belfast sink unit, extensive range of high and low level units, quartz worktops, built-in

under oven and ceramic hob, stainless steel canopy extractor fan, double glazed rear door, recessed lighting, porcelain tiled floor, panelled radiator.

### Utility Room

8'2" x 4'7" (2.49 x 1.40)

Fridge/freezer space, plumbed for washing machine, tumble dryer space, porcelain tiled floor.

### First Floor

### Bathroom

Modern white suite comprising panelled bath, telephone hand shower, shower

cubicle, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, recessed lighting, airing cupboard, panelled radiator.

### Bedroom

11'10" x 8'8" (3.62 x 2.65)

Panelled radiator, recessed lighting.

### Bedroom

12'9" x 10'7" (3.91 x 3.23)

Wood laminate floor, recessed lighting, panelled radiator.

### Bedroom

16'7" x 11'1" (5.06 x 3.40)

Wood strip floor, panelled radiator, recessed lighting.

### En-suite Shower Room

White suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor.

### Bedroom

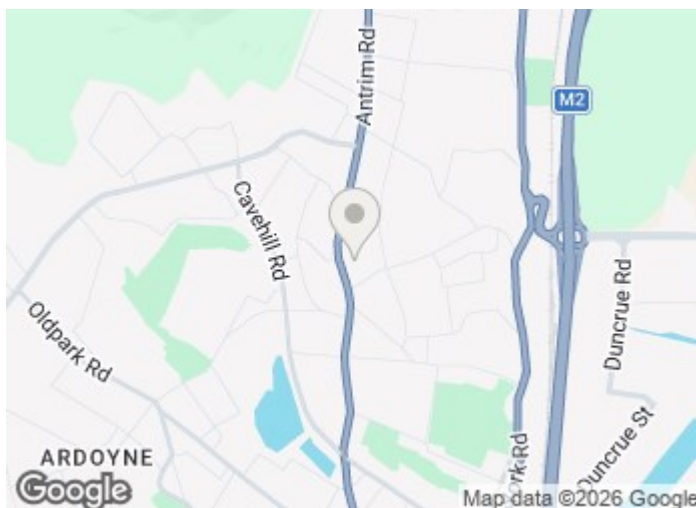
### Detached Garage

15'10" x 10'11" (4.84 x 3.34)

Light and power, up and over door.

### Outside

Gardens front and side in lawn, hard landscaped rear in brick paver, off street carparking.



### Directions



# Floor Plan

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