

17 Squires Hill Road , Belfast, BT14 8FJ

Offers Around £184,950

Fabulous Chalet Style Semi Detached Villa Affording Panoramic Views Over Belfast City And Beyond.

Offering one of the best views in Belfast this stunning modern chalet style semi detached villa will impress all who view. The modern interior comprises 3 bedrooms, 2 reception rooms, lounge with picture window, fitted kitchen incorporating built-in under oven and ceramic hob and modern white bathroom suite complete with electric shower. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, built-in mirrored slide robes, oil fired central heating and extensive use of wood laminate flooring.

Magnificent terraced decking to the rear offering fabulous vantage points as it hugs the contour of the rear garden affording panoramic views over Belfast Lough and beyond, this coupled with a garage adds the finishing touches to a home which will not disappoint.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

17 Squires Hill Road

, Belfast, BT14 8FJ



- Magnificent Chalet Style Semi Detached Villa
- Modern White Bathroom Suite
- Pvc Fascia And Eaves
- 3 Bedrooms, 2 Reception Rooms
- Upvc Double Glazed Windows
- Substantial Feature Decked Rear Garden
- Contemporary Fitted Kitchen
- Oil Fired Central Heating
- Panoramic Views Over The City

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator, understairs storage.

Lounge

19'0" x 11'6" (5.81 x 3.53)
Picture window, wood laminate floor, 3 double panelled radiators.

Living Room

11'2" x 11'6" (3.41 x 3.53)
Wood laminate floor, panelled radiator, uPvc double glazed patio door to rear.

Kitchen

13'4" x 7'5" (4.07 x 2.27)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob, extractor fan, under fridge/freezer space, plumbed for

washing machine, partly tiled walls, ceramic tiled floor. recessed lighting, uPvc double glazed windows.

First Floor

Landing, recessed lighting.

Bathroom

Modern white suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, partly pvc panelled walls, chrome radiator, built-in storage, hot-press.

Bedroom

11'1" x 9'8" (3.40 x 2.95)
Double panelled radiator

Bedroom

12'11" x 6'11" (3.94 x 2.13)
Wood laminate floor, double panelled radiator.

Bedroom

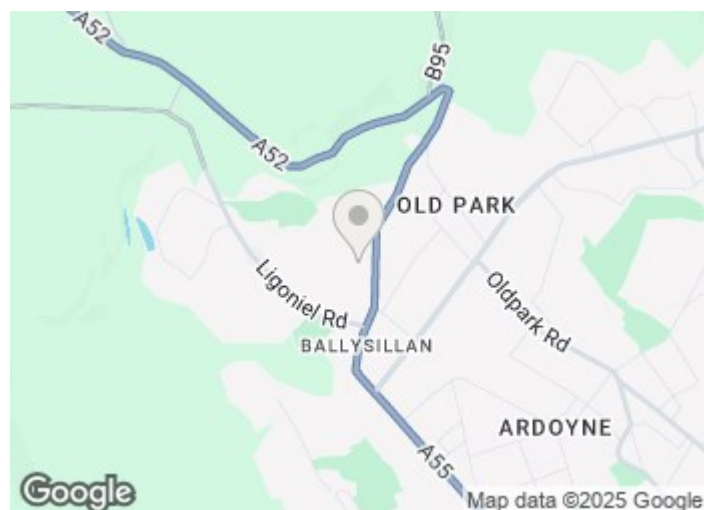
10'5" x 7'6" (3.20 x 2.29)
Built-in mirrored slide robes, panelled radiator.

Attached Garage

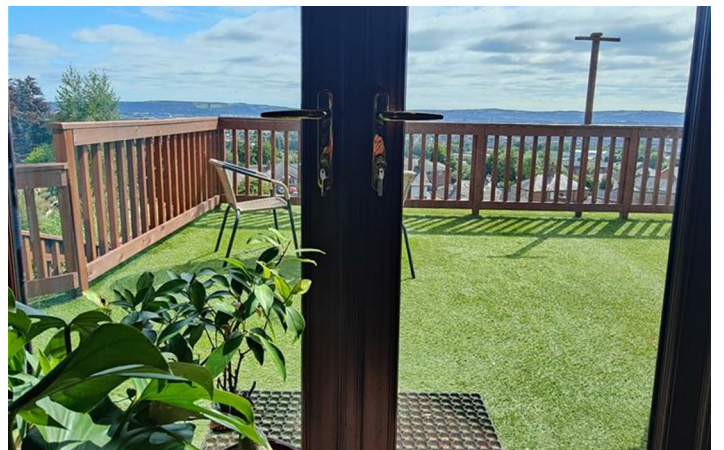
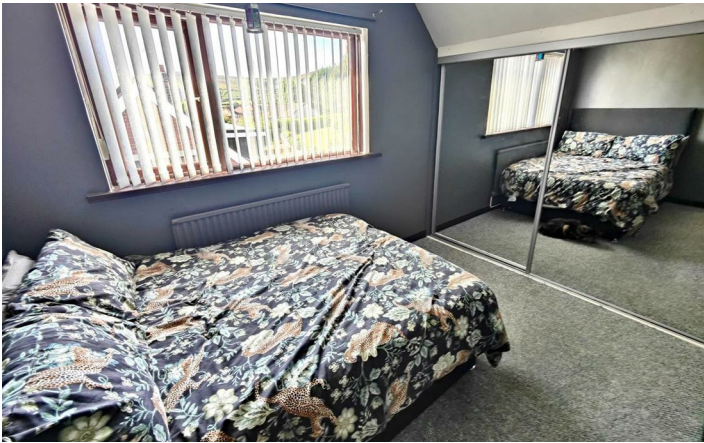
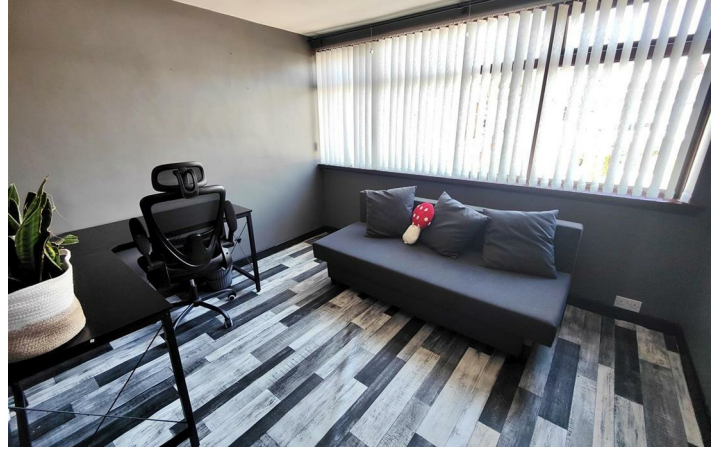
16'0" x 8'4" (4.90 x 2.56)
Oil fired central heating boiler, light and power.

Outside

Hard landscaped gardens front and rear, terraced decked areas, featured sundeck, raised flowerbeds, stone chip area, garden shed, pvc oil tank, paved driveway



Directions



Floor Plan

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