



## 35B Parkmount Road , Belfast, BT15 4EQ

**Offers Around £450,000**

An Exceptional Luxury Detached Residence Nestling At The Foot Of Belfast's Cavehill.

A stunning newly constructed Detached villa located minutes walk from leading schools, public transport, Fortwilliam Golf Club, Cavehill Country Park and a short commute from Belfast's new University with the city beyond. The generously proportioned interior comprises 2 plus reception rooms to include open plan living and dining areas, kitchen with choice of finish with patio doors to garden plus utility room and downstairs furnished cloakroom. The first floor comprises modern family bathroom, 3 bedrooms with primary bedroom affording a superb en-suite shower room and a bright spacious landing to second floor with 3 further bedrooms. The owners suite with spacious en-suite shower room takes full advantage of its breathtaking views over Belfast Lough with an ingenious velux roof balcony. The dwelling further offers uPvc double glazed windows, gas central heating with under floor heating to the ground floor, pvc fascia and eaves, B energy rating, alarm system and little or no maintenance worries for the near future.

Delightful gardens front and private rear with southerly aspect combines with ample off street carparking and the many advantages associated with modern new build properties makes this the perfect family home.

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

# 35B Parkmount Road

## , Belfast, BT15 4EQ



- Exceptional Newly Constructed Luxury Detached Residence
- Deluxe Family Bathroom
- Pvc Double Glazed Windows
- Ample Carparking Private Landscaped Gardens
- 6 Bedrooms 3 Open Plan Reception Areas
- Two En-Suites Shower Rooms
- Exceptional Finish Throughout
- Spacious Open Plan Kitchen Living Dining
- Gas Central Heating Utility Room
- Furnished Downstairs Cloakroom

### Entrance Hall

Composite double glazed entrance door, porcelain tiled floor, alarm system control panel, double electrical socket, underfloor heating.

### Furnished Cloakroom

Deluxe white suite comprising pedestal wash hand basin, low flush wc, partially tiled walls, porcelain tiled floor, automatic lighting, extractor fan, underfloor heating.

### Lounge into Bay

18'11" x 16'11" (5.77 x 5.18 )

Ceramic tiled floor, triple aspect windows, "Monzona" wood burning stove, double sockets x 5, heating control panel, underfloor heating.

### Kitchen

26'1" x 23'3" (7.97 x 7.10)

Porcelain tiled floor, recessed lighting, choice from selection of luxury kitchen finishes, heating control panel, underfloor heating.

Open plan to:

### Living/Dining

Porcelain tiled floor, pvc patio doors, double electrical sockets x 8, recessed lighting, underfloor heating.

### Utility Room

8'6" x 7'0" (2.61 x 2.14)

Porcelain tiled floor, wall mounted " Worcester" gas boiler, plumbed for washing machine, consumer unit, double electrical socket.

### First Floor

Landing, panelled radiator, lockable storage, shelved storage cupboard, double electrical socket.

### Primary Bedroom

16'2" x 15'11" at widest (4.95 x 4.87 at widest)

Double electrical sockets x 4, panelled radiator, views of the Cavehill.

### En-Suite

Deluxe fully tiled white suite comprising shower cubicle, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, extractor fan, tiled walls, ceramic tiled floor, chrome radiator.

### Bedroom

13'1" x 10'11" (4.01 x 3.35)

Double electrical sockets x 4, panelled radiator.

### Bedroom

11'11" x 8'11" (3.65 x 2.74)

Double electrical sockets x 3, panelled radiator.

### Bathroom

Modern fully tiled 4 piece white suite comprising contemporary centre tap claw foot style bath, shower cubicle, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, tiled walls, extractor, chrome radiator.

### Second Floor

Lockable storage, velux window, double electrical socket.

### Bedroom

13'2" x 16'2" (4.03 x 4.94)

Feature velux window balcony affording stunning lough views, double aspect windows, views of the Cavehill and Belfast Lough, 3 x lockable under eaves storage, double electrical sockets x 4, panelled radiator.

### Bedroom

14'11" x 10'11" at widest (4.56 x 3.34 at widest)

Double electrical sockets x 5, panelled radiator.

### Owners Bedroom Suite

15'10" x 14'6" at widest (4.85 x 4.42 at widest)

Double electrical sockets x 4, panelled radiator.

### En-Suite

Deluxe fully tiled white suite comprising shower cubicle, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, extractor fan, tiled walls, ceramic tiled floor, chrome radiator, velux window.

### Outside

Ample driveway parking via double entrance gates. Front in lawn, paved paths and estate fencing to front boundary. Enclosed landscaped private south facing rear garden in concrete patio and lawn. Twin outside hot and cold taps, outdoor electrical sockets, external wall mounted lighting, wood panelled/composite fencing.



## Directions





Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

