


17 Loughview Meadows , Belfast, BT14 8QD

Offers Over £289,950

A Stunning Modern Constructed Semi Detached Villa Affording Breathtaking Views Over The City

A wonderful opportunity to purchase a stunning home modernised and presented to an exceptional standard holding a prime position within this highly regarded residential development. The luxuriously appointed interior comprises 4 bedrooms, master with contemporary en suite shower room, 2 reception rooms, feature luxury fitted kitchen incorporating built-in oven and hob leading to open plan dining area with patio doors to garden and superb modern family bathroom in white suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, downstairs furnished cloakroom, utility room, alarm system and extensive use of wood laminate and ceramic floor coverings.

Hard landscaped front garden in brick paving with ample car parking and private south facing rear garden with extensive decked areas with garden cabin affording panoramic views over the City make this an opportunity not to be missed.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	76	79
EU Directive 2002/91/EC		

17 Loughview Meadows

, Belfast, BT14 8QD



- Luxuriously Appointed Modern SDV
- Utility Room
- Gas Central Heating
- Ample Car Parking
- 4 Bedrooms/2 + Reception Rooms
- Downstairs Furnished Cloaks
- Modern Family Bathroom
- Stunning Fitted Kitchen
- Upvc Double Glazed Windows
- Contemporary White En Suite

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Furnished cloakroom - White suite comprising low flush wc, vanity unit, panelled radiator, partly tiled walls, wood laminate floor.

Lounge

17'5" x 11'6" (5.33 x 3.53)

Media wall, double panelled radiator.

Living Room

14'7" x 12'7" (4.47 x 3.86)

Wood laminate floor, panelled radiator.

Kitchen

24'0" x 11'8" (7.32 x 3.58)

Single drainer white ceramic sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, American fridge/freezer housing, plumbed for washing machine, partly tiled walls.

Dining Area

Double panelled radiator, upvc double glazed patio doors, ceramic tiled floor.

Utility Room

High and low level units, formica worktops, built-under fridge and dishwasher, plumbed for washing machine, concealed gas boiler.

wood laminate floor.

First Floor

Landing

Bedroom

14'9" x 14'4" (4.50 x 4.39)

Wood laminate floor, panelled radiator.

En Suite

Comprising shower cubicle, drench shower, thermostatically controlled shower unit, vanity unit, low flush wc, chrome radiator, fully tiled walls, ceramic tiled floor.

Bedroom

12'9" x 11'5" (3.89 x 3.48)

Built-in cupboard, wood laminate floor, panelled radiator.

Bedroom

14'4" x 10'7" (4.39 x 3.25)

Panelled radiator.

Bedroom

12'0" x 11'3" (3.66 x 3.45)

Panelled radiator.

Bathroom

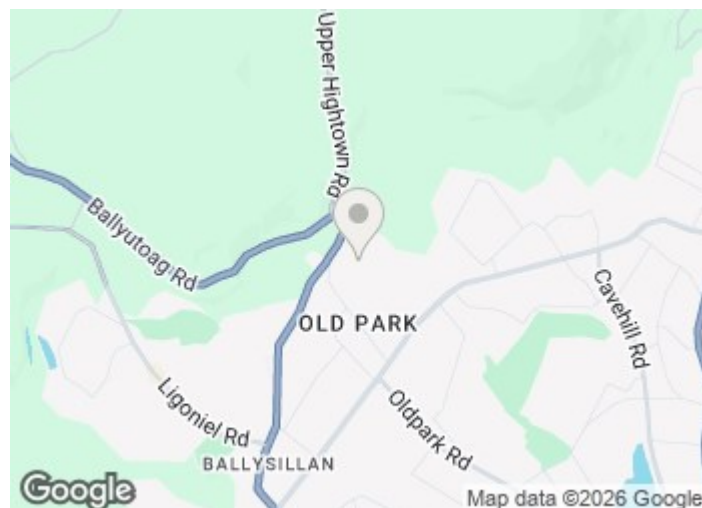
Contemporary white suite comprising free standing bath, telephone hand shower, vanity unit, low flush wc, shower cubicle, thermostatically controlled shower unit, drench shower, telephone hand shower, fully tiled walls, chrome radiator, ceramic tiled floor, pvc ceiling, recessed lighting.

Spacious Landing

Access to roofspace.

Outside

Brick paved driveway with ample carparking to front, gardens front and rear in lawn, patio area, feature decked area, summer house, outside light and tap.



Directions

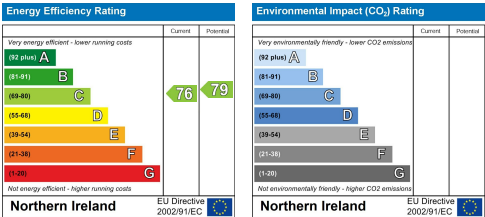


Floor Plan



Total Area: 135.5 m² ... 1458 ft²
All measurements are approximate and for display purposes only

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