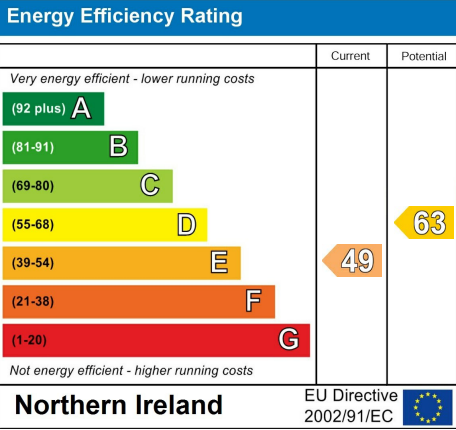


28 Shaneen Park, Belfast, BT14 8JP



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Questions you may have.

WHICH MORTGAGE WOULD SUIT ME BEST?

HOW MUCH DEPOSIT WILL I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact Richard Fannin on

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.
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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



28 Shaneen Park, Belfast, BT14 8JP

Offers Over £450,000

Stunning Detached Residence With A Tranquil Wooded Back Drop And Panoramic Views Over Cavehill Country Park And The City.

Nestling at the foot of beautiful rolling countryside and bounded by mature woodland this stunning detached residence offers a unique feeling of tranquility yet with the many excellent amenities of Cavehill Village within walking distance and the City Centre a short commute away. The immaculate interior is adaptable and overflowing with luxury features and comprises 5 bedrooms, principle bedroom with en-suite, guest room with en-suite, through lounge with study off, large conservatory with double doors to the roof terrace, and luxury kitchen with quartz island unit, utility room and furnished cloakroom. The dwelling further offers twin luxury bathrooms to first and second floors, uPvc double glazed windows, gas central heating and has undergone complete renovation and refurbishment in recent years. The superb basement storage offers fantastic potential for those working from home. Hard landscaped gardens and panoramic views over the City combines with this unique location offering Countryside living with City convenience - Please contact Ulster Property Sales to arrange your Early Inspection of this spectacular family home.

28 Shanaan Park, Belfast, BT14 8JP

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Entrance Porch
Pvc double glazed entrance door, wood laminate floor, pvc ceiling, recessed lighting.

Entrance Hall
Wood laminate floor, pvc ceiling, recessed lighting, pvc double doors to roof terrace, stairs to basement.

Through Lounge
27'5" x 13'5" at widest
Attractive fireplace with slate hearth, picture rail, pvc ceiling, 2 high output radiators.

Study
15'4" x 6'9"
Pvc ceiling, recessed lighting, chrome radiator.

Kitchen
27'9" x 12'6" at widest
Stainless steel sink unit, island unit with breakfast bar and quartz worktop extensive range of bespoke high and low level units, quartz worktop, wine cooler, range style cooker, Belfast sink, part panelled walls, American style fridge freezer space, pvc ceiling, recessed lighting, pvc double doors to conservatory, high output radiator.

Utility
10'10" x 6'5" at widest
Pvc ceiling, recessed lighting, plumbed for washing machine and dryer, composite sink unit, panelled radiator.

Furnished Cloakroom
Deluxe white suite comprising pedestal wash hand basin, low flush wc, pvc ceiling, recessed lighting, chrome radiator.

Conservatory
27'11" x 11'7"
Wood laminate floor, high output radiator, pvc sliding doors to roof terrace.

First Floor
Landing, built-in storage, pvc ceiling, double panelled radiator.

Bathroom
Deluxe 4 piece white suite comprising shower cubicle, thermostatically controlled drench shower unit, telephone handset shower, centre tap panelled bath, low flush wc, pedestal wash hand basin, pvc panelled walls and ceiling, chrome radiator.

Bedroom
23'3" x 13'7" at widest
Bespoke built-in wardrobes, pvc doors to Juliet balcony, high output radiator.

En-Suite
Deluxe white suite comprising walk in shower, thermostatically controlled drench style shower, telephone handset shower, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, recessed lighting, chrome radiator.

Bedroom
12'9" x 12'11"
Wood laminate floor, velux window, chrome radiator.

Dressing Area
7'5" x 5'5" at widest
Wood laminate floor, chrome radiator.

Bedroom
12'11" x 7'8"
Chrome radiator.



Second Floor
Landing, pvc ceiling, under eaves storage.

Bathroom
Deluxe white suite comprising shower cubicle, thermostatically controlled drench style shower, telephone handset shower, pedestal wash hand basin, low flush wc, pvc ceiling, pvc panelled walls, recessed lighting, chrome radiator.

Bedroom
14'11" x 12'10"
Velux window, pvc ceiling, part pvc panelled wall, recessed lighting, under eaves storage, access to roof space, high output radiator.

Bedroom
11'9" x 12'8"
Velux window, pvc ceiling, recessed lighting, high output radiator.

Basement
23'10" x 9'8" at widest
Wood laminate floor, built-in storage, pvc ceiling, recessed lighting.

Basement
15'3" x 6'9"
Wall mounted boiler.

Basement
27'5" x 12'11"
Wood laminate floor, pvc ceiling, recessed lighting, 2 panelled radiators, pvc door to side.

Bathroom
Deluxe 4 piece white suite comprising shower cubicle, thermostatically controlled drench shower unit, telephone handset shower, centre tap panelled bath, low flush wc, pedestal wash hand basin, pvc panelled walls and ceiling, chrome radiator.

Basement
5'6" x 5'0"
Deluxe white suite comprising shower cubicle, electric telephone handset shower, low flush wc, pedestal wash hand basin, extractor fan, pvc panelled walls and ceiling, panelled radiator.

Outside
Shared access to extensive tarmac parking,hard landscaped gardens front and rear with open aspect to wooded countryside, outside tap and light.

