



12 Squires Hill Road , Belfast, BT14 8FJ

Offers Around £224,950

Magnificent Detached Bungalow Affording Stunning Panoramic Views Over The City!

A fabulous detached bungalow holding the perfect site affording panoramic views over Belfast and beyond. Within walking distance of Cavehill Country Park, moments from the city this magnificent home will impress. The interior accommodation comprises 4 bedrooms, principal with en-suite shower room, lounge with attractive fireplace, fitted kitchen including informal dining area and white family bathroom with separate matching wc. The dwelling further offers uPvc double glazed windows, gas central heating and replacement rainwater goods. An integral garage with obvious potential combines with private gardens in lawn and mature trees and shrubs with hard landscaped patio areas affording stunning panoramic views. Ample off street carparking combine with a prime location to create a home perfect for young and old alike deserving of your immediate attention - .

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	

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, Belfast, BT14 8FJ



- Fantastic Detached Bungalow
- Lounge With Feature Fireplace
- Gas Central Heating
- Panoramic Views Over The City
- Stunning Panoramic Views Over The City
- Fitted Kitchen To Include Informal Dining
- Upvc Double Glazed Windows
- 4 Bedrooms
- Classic White Bathroom Suite
- Conservatory

Enclosed Entrance Porch

Entrance Hall

Glazed vestibule door, storage cupboards, wall mounted gas boiler, panelled radiator.

Lounge

19'11" x 11'8" (6.08 x 3.56)
Classic fireplace, double panelled radiator, panelled radiator.

Kitchen

14'9" x 11'11" (4.50 x 3.64)
Bowl and 1/2 stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and gas hob, dishwasher space, panelled radiator, partly tiled walls, built-in storage cupboards.

Sun Room

9'5" x 6'4" (2.89 x 1.94)
Ceramic tiled floor.

Bedroom

15'0" x 11'11" (4.59 x 3.64)
Double panelled radiator.

Ensuite Shower Room

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

Bathroom

Coloured bathroom suite comprising panelled bath, pedestal wash hand basin, partly tiled walls, panelled radiator, ceramic tiled floor.

Separate W.C

Matching suite with low flush wc, 1/2 tiled walls, ceramic tiled floor.

Bedroom

10'4" x 7'6" (3.17 x 2.29)
Built-in robes, panelled radiator.

Bedroom

12'5" x 10'4" (3.79 x 3.17)
Panelled radiator.

Bedroom

9'6" x 9'0" (2.91 x 2.76)
Panelled radiator.

Attached Garage

Roller shutter door

Outside

Extensive gardens front side and rear in lawn, shrubs and flowerbeds, patio area, off street carparking, driveway.

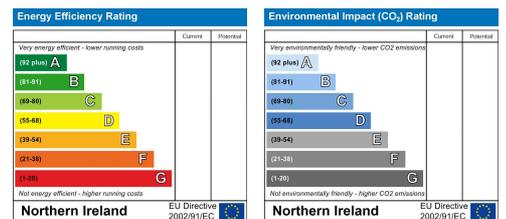


Directions



Floor Plan

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