



## 21 Thornberry Close , Belfast, BT14 8EJ

Stunning Modern Constructed End Terrace Affording Breath taking 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, principal with contemporary en suite shower room. 1 plus reception rooms, integrated luxury fitted kitchen incorporating built-in oven, hob and integrated fridge/freezer leading to open plan dining area with patio doors to garden and superb 4 piece 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, juliette balcony and extensive use of wood laminate and ceramic floor coverings.

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

### Offers In The Region Of £264,950

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	

# 21 Thornberry Close , Belfast, BT14 8EJ



- Impressive Modern End Town House
- Modern Bathroom In White Suite
- Upvc Double Glazed Windows
- Juliette Balcony
- 4 Bedrooms/1 + Reception Rooms
- Utility Room Downstairs Furnished Cloakroom
- Gas Central Heating
- Integrated Luxury Fitted Kitchen
- Private Gardens Ample Carparking
- Panoramic Views Over The City

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, recessed lighting, double panelled radiator.

## Downstairs Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, panelled radiator, ceramic tiled floor, towel rail.

## Lounge

16'2" x 10'11" (4.95 x 3.34)

Attractive modern fireplace, wood laminate floor, corniced ceiling, recessed lighting, double panelled radiator.

## Kitchen

18'10" x 10'7" (5.76 x 3.25)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas hob, stainless steel canopy extractor fan, integrated fridge/freezer, integrated dishwasher, under wine fridge space, tall larder, peninsula unit, glass display units with display shelving, recessed lighting, strip lighting, partly tiled walls, ceramic tiled floor.

## Dining Area

Upvc double glazed patio doors. Double panelled radiator.

## Utility Room

8'5" x 7'0" (2.59 x 2.15)

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, plumbed for washing machine, tumble dryer space, concealed gas boiler, ceramic tiled floor, double panelled radiator, under stairs storage.

## First Floor

Landing, slingsby ladder to roof space.

## Bedroom

12'11" x 7'3" (3.95 x 2.23)

Wood laminate floor, double panelled radiator.

## Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand shower, shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator, ceramic tiled floor, extractor fan.

## Bedroom

11'0" x 10'7" (3.36 x 3.25)

Wood laminate floor, double panelled radiator.

## Bedroom

12'0" x 10'10" (3.67 x 3.32)

Upvc double glazed to Juliette balcony, wood laminate floor, recessed lighting, double panelled radiator.

## En-Suite Shower Room

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, panelled radiator, recessed lighting, extractor fan.

## Bedroom

6'10" x 7'6" (2.09 x 2.31)

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

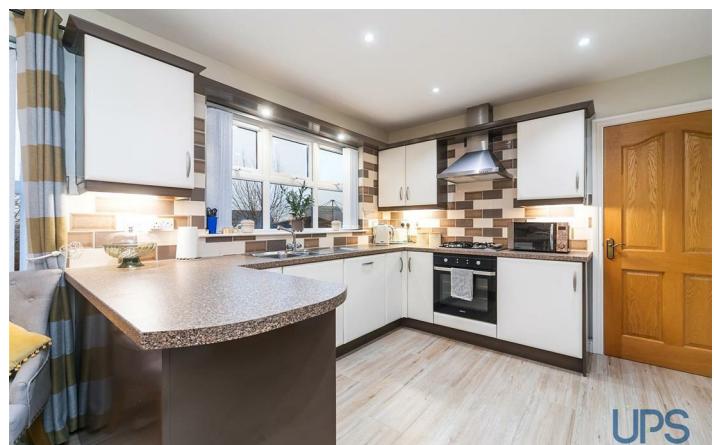
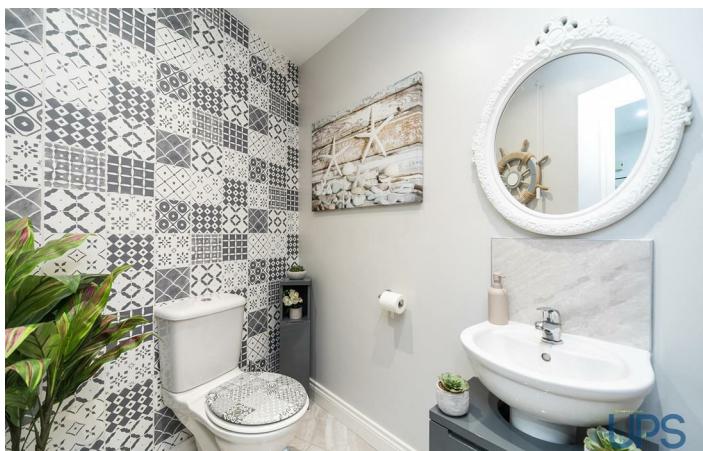
## Outside

Gardens hard landscaped front in brick Paver and decorative natural stone chip with ample carparking and south facing rear in Lawns shrubs and flower beds. Superb hard landscaped patio areas to side and rear with country views. Outside light and tap.



## Directions

Map data ©2026 Google



## 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.

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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