



## 2A Firmount Antrim Road, Belfast, BT15 4HZ

**Offers Around £299,950**

Stunning Modern Constructed Detached Villa Holding A Prime Corner Site Set Within This Much Admired Antrim Road Development.

A stunning modern built detached villa located in this most desirable development within walking distance of leading schools, excellent local shopping, public transport and the city centre only a short commute away. This immaculate home offers 2 spacious bedrooms, both with excellent storage, 2 receptions rooms to include sun room with double doors to rear, luxury integrated high gloss kitchen with dining, contemporary family bathroom suite and superb roof space storage with velux window. The property benefits from gas central heating, uPvc double glazed windows and doors, pvc fascia & eaves, replacement rain water goods, quality laminate and ceramic floor coverings throughout, low outgoings and offers maintenance free living for many years to come. The prime corner site offers a delightful open aspect to the front with hard landscaped private side and rear gardens and ample off street car parking all within this most sought after Antrim Road location. Offering a rare combination ideal for a variety of buyers don't miss out on this fantastic opportunity to live in this most desirable location - Early Viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	70
(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	

# 2A Firmount

## Antrim Road, Belfast, BT15 4HZ



- Stunning Modern Build Detached Villa
- Luxury Kitchen With Dining
- Gas Central Heating
- Most Desirable Location
- 2 Double Bedrooms
- Deluxe Bathroom Suite
- Superb Roof Space
- 2 Reception Rooms
- Upvc Double Glazed Windows
- Hard Landscaped Gardens

### Entrance Hall

Hardwood entrance door, under stairs storage, 2 x double panelled radiators.

### Lounge

14'2" x 11'5" (4.33 x 3.50)

Stone fireplace with granite hearth and electric inset, wood laminate floor, cornice ceiling, double panelled radiator.

Archway to:

### Kitchen

20'10" x 10'5" (6.36 x 3.20)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double oven and gas hob, stainless steel extractor fan, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tall larder storage, recessed lighting, ceramic tiled floor, double panelled radiator.

### Dining

Wood laminate floor, pvc sliding doors, double panelled radiator.

### Sunroom

16'0" x 13'1" (4.90 x 3.99)

Wall mounted real effect electric fire, wood laminate floor, recessed lighting, double panelled radiator, led light detail, pvc patio doors to rear.

### First Floor

Landing, access to roof space, built-in storage, concealed gas boiler.

### Roof Space Storage

13'3" x 9'3" (4.05 x 2.84)

Velux window, under eaves storage, recessed lighting, double panelled radiator.

### Bedroom

11'0" x 10'1" (3.37 x 3.09)

Full width storage, panelled radiator.

### Bedroom

11'4" x 9'9" (3.47 x 2.99)

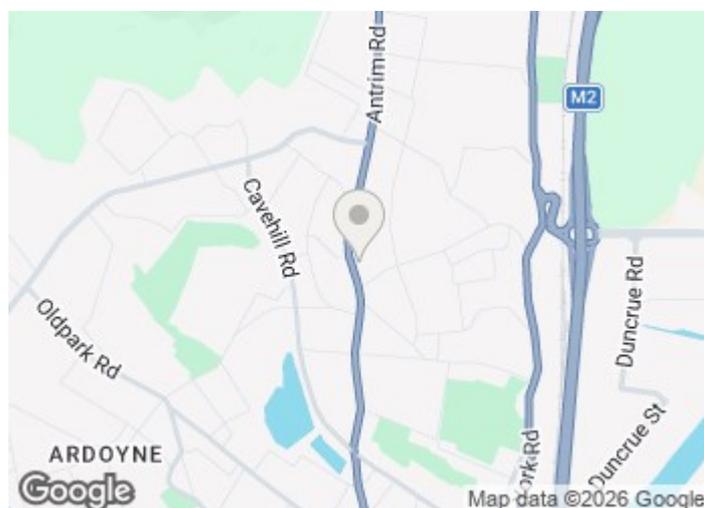
Built-in storage, panelled radiator.

### Bathroom

Modern white suite comprising panelled bath, shower cubicle, electric telephone handset shower unit, vanity unit, low flush wc, ceramic tiled floor, recessed lighting, pvc panelled walls, pvc ceiling, recessed lighting, feature radiator.

### Outside

Front garden in mature lawn, shrubs and flowerbeds with private screen hedging, hard landscaped rear in paver, tarmac driveway, outside light and tap.



### Directions



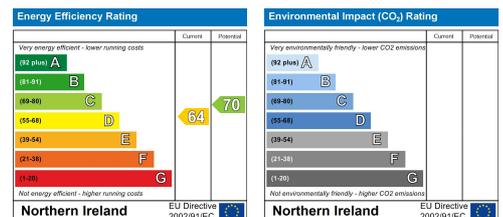
# Floor Plan

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Total Area: 103.5 m<sup>2</sup> ... 1114 ft<sup>2</sup> (excluding roof space storage)  
 All measurements are approximate and for display purposes only

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