



## 1 Altnagarron Close , Belfast, BT13 3TW

**Offers Over £219,950**

Magnificent Modern Constructed Red Brick Detached Villa Within This Quiet Courtyard Off This Most Popular Residential Location.

Holding a prime site within this quiet courtyard affording beautiful views over wooded parkland this modern built detached villa will have immediate appeal. The spacious interior comprises 4 bedrooms, superb lounge with patio doors to garden, fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows and doors, downstairs furnished cloakroom, principal bedroom with en-suite shower room, gas central heating and benefits from little or no maintenance worries. Ideally suited to the growing family the property is conveniently located to superb shopping leading schools, public transport and parks - Immediate inspection is strongly recommended.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 1 Altnagarron Close

, Belfast, BT13 3TW



- Magnificent Red Brick Detached Villa
- Fitted Kitchen
- Gas Central Heating
- Ample Off Street Carparking
- 4 Bedrooms, Principle With En-Suite
- Classic White Bathroom Suite
- Upvc Double Glazed Windows
- Lounge With Upvc Slide Door
- Furnished Cloakroom
- Pvc Facsia And Eaves

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator.

## Lounge

17'9" x 15'3" (5.42 x 4.66)

Wood laminate floor, double panelled radiator, understairs storage, uPvc slide door, informal dining.

## Kitchen

12'11" x 7'9" (3.94 x 2.37)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, tumble dryer space, plumbed for washing machine, partly tiled walls, concealed gas boiler, double panelled radiator.

## Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, panelled radiator.

## First Floor

Landing, airing cupboard.

## Bedroom

9'2" x 6'11" (2.80 x 2.11)

Two panelled radiators.

## Bedroom

15'8" x 8'1" (4.79 x 2.48)

Double panelled radiator.

## Bedroom

15'5" x 8'1" (4.72 x 2.48)

Double panelled radiator.

## Bathroom

Classic white bathroom suite comprising panelled bath, pedestal wash hand

basin, low flush wc, double panelled radiator, extractor fan.

## Second Floor

Landing.

## Bedroom

16'4" x 11'5" (4.99 x 3.49)

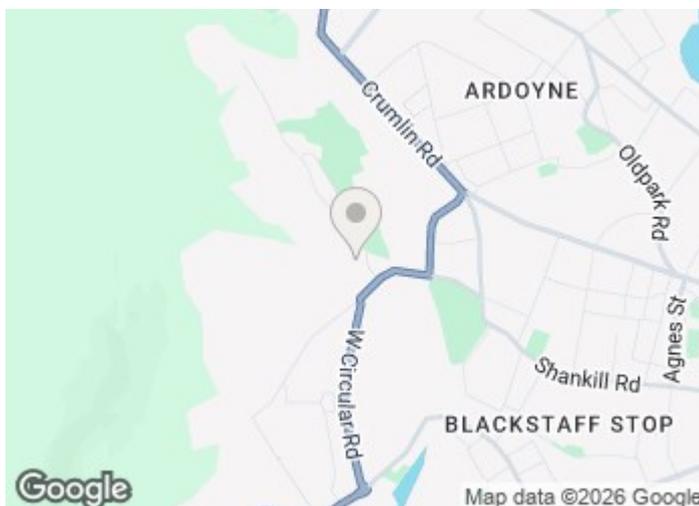
Velux window, double panelled radiator.

## En-Suite

White bathroom suite comprising shower cubicle, pedestal wash hand basin, low flush wc, panelled radiator, velux window, extractor fan.

## Outside

Front garden with ample carparking. Rear garden in hard landscaped patio area and mature lawn.



## Directions



# Floor Plan

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