



2 Altnagarron Close , Belfast, BT13 3TW

Offers Over £219,950

Stunning Red Brick Modern Constructed Detached Villa Presented To The Highest Standards Within This Quiet Courtyard Off This Most Popular Residential Location.

A fabulous detached villa holding a prime position within this quiet courtyard affording beautiful views over wooded parkland. The immaculately appointed interior comprises 4 bedrooms, principle with en-suite, open plan living, lounge with uPvc double glazed slide door to rear, fitted kitchen and modern white bathroom suite. The dwelling further offers gas fired central heating, upvc double glazed windows and doors, extensive use of quality wood laminate floor coverings throughout 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 - Early Inspection is highly recommended for this superb family home.

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

Entrance Hall

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

Lounge

17'9" x 15'3" (5.42 x 4.67)

Wood laminate floor, double panelled radiator, understairs storage, uPvc double glazed slide doors to rear.

Kitchen

12'9" x 7'8" (3.91 x 2.36)

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

Furnished Cloakroom

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

First Floor

Landing, airing cupboard.

Bedroom

9'3" x 6'9" (2.83 x 2.08)

Wood laminate floor, panelled radiator.

Bedroom

15'8" x 8'0" (4.79 x 2.46)

Double panelled radiator.

Bedroom

8'4" x 15'5" (2.56 x 4.72)

Double panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, pedestal

wash hand basin, low flush wc, double panelled radiator, partly tiled walls, extractor fan.

Second Floor

Landing.

Bedroom

16'7" x 11'5" (5.08 x 3.50)

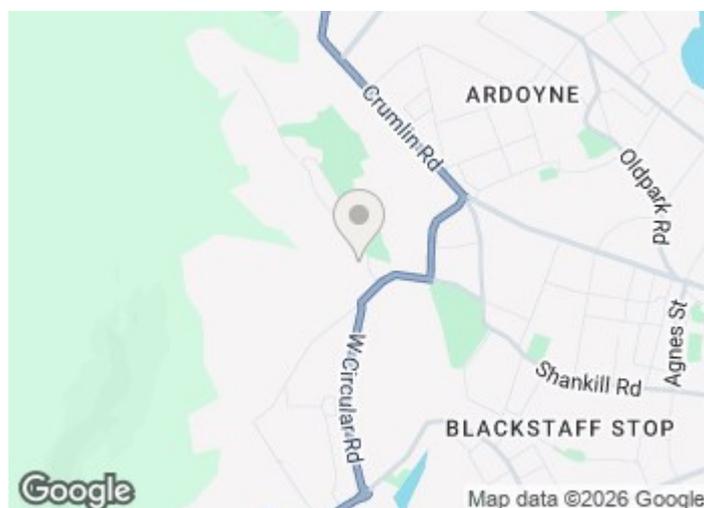
Wood laminate floor, double panelled radiator, velux windows.

En-Suite

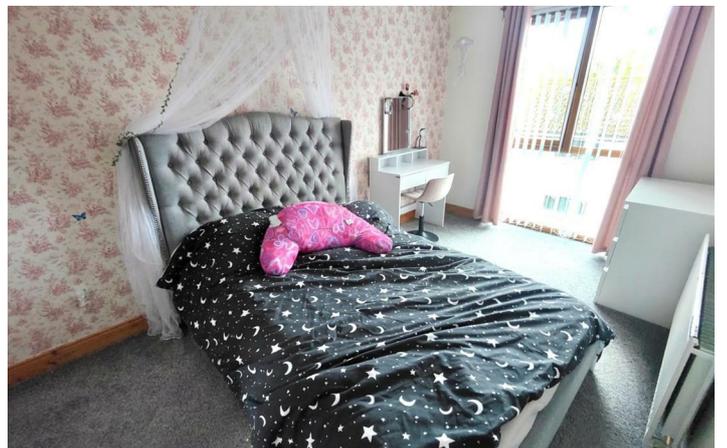
Modern white bathroom suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator, velux windows.

Outside

Front garden courtyard setting with ample carparking. Hard landscaped rear garden with stone chippings and patio area.

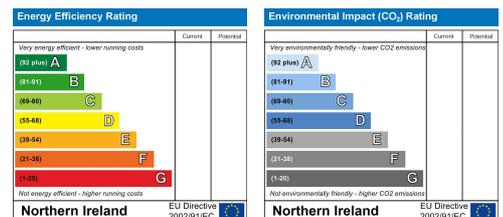


Directions



Floor Plan

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