



2 Loughview Green , Belfast, BT14 8QH

Offers Over £299,950

Magnificent Detached Villa Holding A Mature Landscaped Corner Site Within A Cul de Sac Position.

A beautifully presented modern detached villa holding a prime cul de sac position within this ever popular residential location. The spacious richly appointed interior comprises 4 bedrooms, principal with en-suite shower room, 2 reception rooms with feature open plan living/dining, modern fitted kitchen incorporating built-in under oven and hob and modern white family bathroom suite complete with freestanding bath. The dwelling further offers conservatory, integral garage, gas central heating, uPvc double glazed windows and exterior doors, pvc fascia and eaves and has been maintained to the highest standards by its current owners. Extensive rear garden offering panoramic views over the city, off street carparking for 2 cars combines with easy access to the City and beyond makes this the perfect family home worthy 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	

2 Loughview Green

, Belfast, BT14 8QH



- Magnificent Detached Villa
- Open Plan Kitchen/Dining
- Integral Garage
- Extensive Rear Garden Affording Panoramic Views
- 4 Bedrooms
- Modern White Family Bathroom
- Gas Central Heating
- Spacious Lounge
- Conservatory
- Upvc Double Glazed Windows

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

Lounge

18'6" x 13'10" (5.65 x 4.23)
Bioethanol fire, oak herringbone floor, two panelled radiators, panelled wall.

Open Plan Kitchen/Dining

21'3" x 12'4" (6.49 x 3.76)
Bowl and 1/2 stainless steel sink unit, range of high and low level units, formica worktops, stainless steel canopy extractor fan, built-in under double oven, 5 ring gas hob, partly tiled walls, ceramic tiled floor, double panelled radiator.

Conservatory

14'9" x 11'3" (4.52 x 3.45)
Extensive range of uPvc double glazed windows, double panelled radiator.

First Floor

Landing, access to partially floored roofspace.

Bedroom

11'2" x 6'7" (3.41 x 2.03)
Picture rail, panelled radiator.

Bathroom

Modern white bathroom suite comprising freestanding bath, pedestal wash hand basin, low flush wc, double panelled radiator, fully tiled walls, ceramic tiled floor.

Bedroom

14'11" x 11'6" (4.57 x 3.53)
Built-in mirrored slide robes, panelled radiator.

En-Suite

Modern white fully tiled bathroom suite comprising shower cubicle, pedestal

wash hand basin, low flush wc, panelled radiator, ceramic tiled floor.

Bedroom

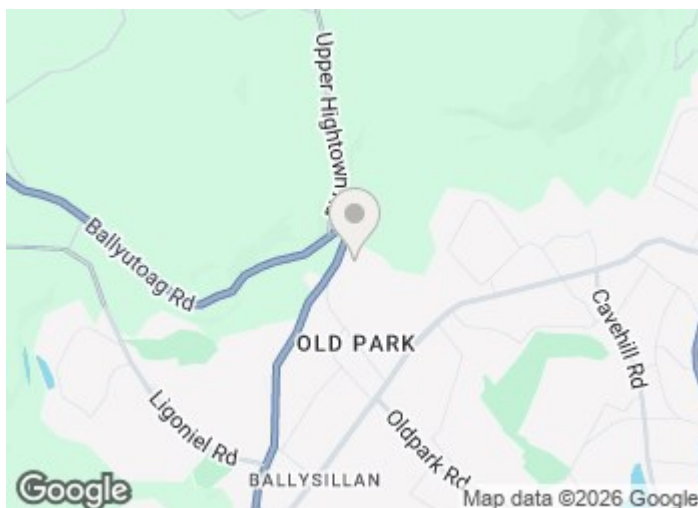
12'7" x 10'5" (3.86 x 3.18)
Panelled radiator.

Bedroom

13'8" x 10'5" (4.17 x 3.18)
Panelled radiator.

Outside

Front garden offering mature hedging and shrubs and off street car parking for 2 cars. Extensive split level rear garden in mature lawn and hedging offering panoramic views over the city and Mourne mountains beyond.



Directions



Floor Plan

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