



23 Castlehill Wood,
Off Castlehill Road,
Belfast,
BT4 3PJ

Offers Over
£575,000

Viewing by
appointment with
& through agent
028 9065 0000

Energy Rating		Current	Potential
Epc Type: Domestic			
Current: B85			
Potential: B85			
EPC Landmark Code: 9300-3218-7020-2900-0085			
Epc Certificate			
Very energy efficient - lower running costs			
A	92-100		
B	81-91	85	85
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		



Constructed in 2021, this contemporary detached family home is immaculately presented throughout. Extending to circa 2,400 sqft, the property offers excellent accommodation arranged over three floors.

The lounge boasts a stunning feature gas fireplace, with bright and airy open plan kitchen/living/dining area boasting an impressive centre island and separate utility room. There are five double bedrooms, one of which has been converted into a fully fitted

dressing room.

No 23 is ideally positioned in a quiet cul de sac location with the popular Castlehill Wood development and enjoys a private and enclosed South facing rear garden in lawn.

Located in the heart of East Belfast, the property is within walking distance of leading local schools, Stormont Estate and a Glider stop, ideal for commuters.



- Contemporary detached family home in heart of East Belfast
- Constructed in 2021 and extending to circa 2,400 sqft
 - Lounge with feature gas fire
- Open plan kitchen/living/dining area with centre island
 - Separate utility room/Ground floor WC
 - Four double bedrooms, principal with ensuite
- Fifth bedroom currently fitted with extensive robes and drawer
 - Family bathroom/Additional second floor shower room
 - uPVC Double glazing/Gas central heating
 - Driveway parking/Additional visitor parking area
- Private and enclosed South facing rear garden in lawn with patio seating area
- Close to local leading schools, Ballyhackamore and Belmont Villages and Stormont Estate

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The Property Comprises:

Ground Floor

Front door with glazed side panel.

ENTRANCE HALL: Tiled floor, cloakroom.

DOWNSTAIRS W.C.: White site comprising low flush wc, wash hand basin, tiled floor.

LOUNGE: 22' 1" x 11' 6" (6.73m x 3.51m) Feature contemporary gas fire, laminate wood effect floor.



KITCHEN/LIVING/DINING: 20' 3" x 18' 7" (6.17m x 5.66m) Modern fitted kitchen with range of high and low level units, five ring gas hob, extractor hood. Electric double oven, integrated fridge/freezer, microwave oven, centre island with one and a half bowl sink unit, marble work surfaces, integrated dishwasher, breakfast bar area. Casual dining area, living area with glazed double doors to rear. Tiled floor, low voltage spotlights, Velux window.



UTILITY ROOM: Low level units, single drainer stainless steel sink unit, plumbed for washing machine, tiled floor, gas boiler cupboard.

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First Floor

PRINCIPAL BEDROOM: 16' 7" x 12' 7" (5.05m x 3.84m) (at widest points). Storage cupboard. Laminate wooden floor.



ENSUITE SHOWER ROOM: White suite comprising walk-in shower cubicle, wash hand basin, low flush wc, tiled floor, part tiled walls, chrome heated towel rail, work surfaces.



BEDROOM (2): 15' 9" x 9' 4" (4.8m x 2.84m)



BEDROOM (3): 12' 4" x 8' 10" (3.76m x 2.69m)



BATHROOM: Contemporary white suite comprising free standing bath with telephone hand shower, low flush wc, vanity sink unit, fully tiled walls, tiled floor, low voltage spotlights.



Second Floor

BEDROOM (4): 21' 10" x 10' 10" (6.65m x 3.3m)



BEDROOM (5): 18' 7" x 13' 2" (5.66m x 4.01m) (at widest points). Built-in robes and dressing table.



SHOWER ROOM: Contemporary white suite comprising shower cubicle, vanity sink unit, low flush wc, fully tiled walls, tiled floor, heated towel rail, Velux window.



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Outside

FRONT: Garden in lawn. Driveway parking for several cars.

REAR: Private and enclosed south facing garden in lawn with patio seating area.





Floorplan Is For Illustrative Purposes Only And Is Not To Scale

Location:

Heading towards Stormont, turn left at the Castlehill Road traffic lights. Turn right onto Castlehill Manor which leads into Castlehill Wood. Property located on right at bottom of cul de sac.

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Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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