



This attractive detached home offers well-presented and comfortable living in a popular and convenient location. Set on an excellent site, the property features a bright and welcoming layout, with a spacious living room that opens into a dining area — ideal for both everyday family life and entertaining guests. The modern fitted kitchen also includes space for casual dining, adding to the home's practical and relaxed feel.

Upstairs, there are three well-proportioned bedrooms, offering plenty of room for growing families or those needing a home office. The contemporary family shower room suite adds a stylish touch, while the home benefits from oil-fired central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, the property enjoys a fully enclosed rear garden, an attached garage, and additional off-street parking.

The location is superb, within easy reach of a number of excellent primary and post-primary schools, local parks, and public transport links. The Outer Ring, Forestside Shopping Centre, Belfast City Centre, and Belfast City Airport are all easily accessible, making this a highly desirable choice for families, professionals, or anyone seeking a well-connected home in a well-established area.

Book your private viewing today!

Offers Over
£249,950

36 Casældona Park,
BELFAST,
BT6 9RB

Viewing by
appointment
through agent
028 9042 4747



- Attractive and well-maintained detached home
- Three spacious and comfortable bedrooms
- Bright living room open to a generous dining area
- Modern fitted kitchen with space for casual dining
- Stylish shower room suite
- Attached garage plus ample off-street parking
- Oil-fired central heating
- uPVC double glazing throughout
- Fully enclosed, private rear garden
- Convenient to a range of excellent primary and secondary schools
- Close to local parks and great public transport options
- Easy access to the Outer Ring, Forestside, Belfast City Centre, and Belfast City Airport

The Property Comprises:

Ground Floor

uPVC double-glazed front door leading to . . .

ENTRANCE HALL: Understairs storage.

LIVING ROOM: 16' 9" x 12' 6" (5.11m x 3.81m) Spacious and bright reception room with a tiled fireplace and a large front window offering excellent natural light.



THROUGH LOUNGE/DINING ROOM: 20' 0" x 9' 8" (6.1m x 2.95m) A generous open-plan space, perfect for family living or entertaining.



KITCHEN: 22' 12" x 6' 1" (7.01m x 1.85m) Fitted with a range of high and low-level units and a one-and-a-half bowl stainless steel sink with mixer tap. Features include a breakfast bar, four-ring electric hob with high-level oven, and plumbing for both a dishwasher and washing machine. Partly tiled walls.



First Floor

LANDING: Access to roof space.



SHOWER ROOM: Contemporary white suite including a shower cubicle with thermostatic shower, vanity unit with mixer tap, push-button WC, fully tiled walls, and ceramic tiled flooring.



BEDROOM (1): 10' 6" x 9' 9" (3.2m x 2.97m) Double bedroom with built-in wardrobes and lovely views over Belfast City.



BEDROOM (2): 12' 6" x 8' 8" (3.81m x 2.64m) Bright and well-proportioned double bedroom.

BEDROOM (3): 9' 3" x 7' 2" (2.82m x 2.18m) Ideal as a single bedroom, nursery, or home office.



Outside

Front garden laid in lawn with tarmac driveway providing off-street parking. Enclosed rear garden with paved patio area and outside tap.

ATTACHED GARAGE 19' 1" x 11' 3" (5.82m x 3.43m) With up-and-over door, power, light, and combi oil-fired boiler.



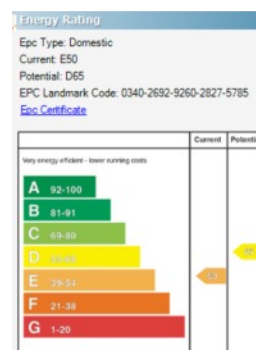
Location:

Travelling along the A55 Outer Ring towards Forestside from the Castlereagh Road junction, turn left onto Upper Knockbreda Road. Continue along this road as it curves uphill and becomes Casaeldona Park. Number 36 is located about halfway up the hill on the left-hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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