



## 39 Downview Park West, Belfast, BT15 5HP

- Extended Detached Family Home
- Three+ Separate Reception Rooms
- Family Bathroom With Three Piece Suite
- Paved Private Driveway Area
- Elevated Views To Cave Hill, Belfast Harbour & Belfast Lough
- Four Bedrooms; Principal With En Suite
- Kitchen Through Sitting Room
- Gas Heating; PVC Double Glazing
- Landscaped Gardens Front And Rear
- Sought After Area; Immaculately Presented

Offers Over £379,950

EPC Rating D







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glazed front door with matching glazed side screens. Original timber flooring. Stairwell leading to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White two piece suite comprising vanity unit and WC. Splash back tiling to wash hand basin. Tile effect lino floor covering.

#### LOUNGE 17'8" x 9'10"

Gas fire in tiled fireplace. Dual aspect windows with picture window to rear elevation enjoying elevated views towards Belfast Harbour and Belfast Lough extending to County Down coastline.

#### FAMILY ROOM 11'11" x 9'11"

Picture window to front elevation. Glazed double doors into:

#### DINING ROOM 9'10" x 8'3"

Tiled floor. PVC double glazed French doors leading to rear garden. Open arch leading into:





### **KITCHEN THROUGH SITTING ROOM 21'2" x 9'9"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Matching breakfast bar return. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen hob with extractor canopy over. Integrated double oven. Space for fridge freezer. Plumbed for dishwasher. Splash back tiling to walls. Stainless steel splash back to hob area. Tiled floor (to kitchen area). Elevated views towards Belfast Harbour and Belfast Lough extending to County Down coastline. Original timber flooring to sitting room. Picture window to front elevation.

### **FIRST FLOOR**

#### **LANDING**

Access via slingsby style ladder to partially floored roof space with light and velux window. Access to shelved store with gas fired central heating boiler.

#### **PRINCIPAL BEDROOM 15'2" x 9'7" (wps)**

Picture window to front elevation. Range of fitted bedroom furniture.

#### **EN SUITE SHOWER ROOM**

White three piece suite comprising quadrant, fully panelled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Tiled walls. Shaver point.

#### **BEDROOM 2 13'2" x 11'10" (into robes)**

Picture window to front elevation. Range of fitted bedroom furniture. Views towards Cave Hill.

#### **BEDROOM 3 13'3" x 9'0"**

Picture window to front elevation, enjoying views towards Cave Hill.

#### **BEDROOM 4 9'10" x 8'2"**

Wood laminate floor covering. Elevated views towards Belfast Harbour and Belfast Lough extending to County Down coastline.

#### **FAMILY BATHROOM 9'10" x 5'5"**

White three piece suite comprising panelled bath with mixer tap and telephone handle shower attachment over, pedestal wash hand basin and WC. Fully tiled walls.

### **EXTERNAL**

Double gates leading to paved, private driveway area.

Landscaped front garden finished in lawn, decorative stone and range of plants, trees and shrubbery.

Entrance porch with light.

Fully enclosed, landscaped rear garden finished in lawn, paved patio areas, timber decking, decorative stone and range of plants, trees and shrubbery.

Elevated views towards Belfast Harbour and Belfast Lough extending to County Down coastline.

External store with light, power, plumbing for automatic washing machine and space for tumble dryer.

External lighting.

Outside tap.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

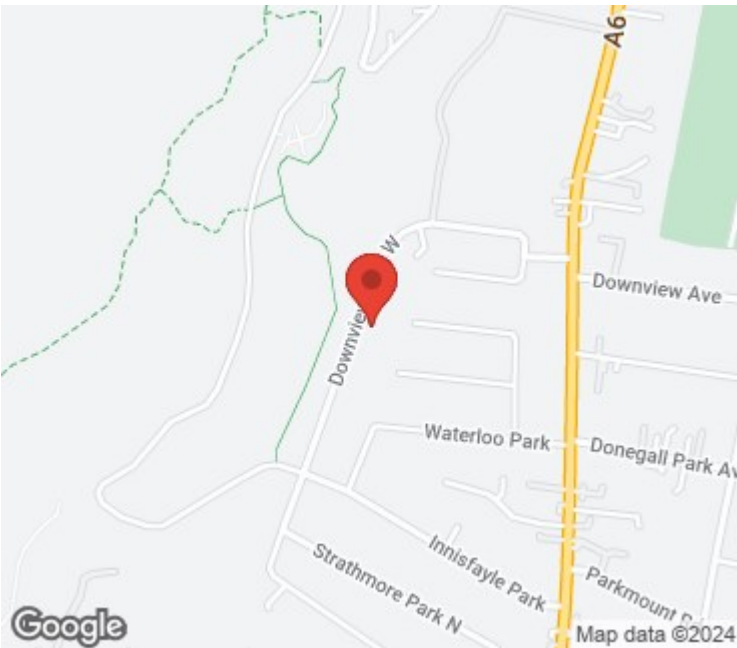





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



*Offering stunning, uninterrupted, elevated views towards Cave Hill, Belfast Harbour and Belfast Lough extending to County Down coastline, this immaculately presented, four bedroom / three+ reception, extended detached family home with landscaped gardens front and rear, occupies a prime site within the sought after and conveniently positioned Downview Park West, North Belfast. The property comprises entrance hall, furnished cloakroom, lounge with gas fire, separate family room with glazed French doors into dining room, open arch leading to kitchen through sitting room, four well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and family bathroom with white three piece suite. Externally the property enjoys double gates leading to paved, private driveway area, landscaped front garden finished in lawn, decorative stone and range of plants, trees and shrubbery, and fully enclosed, landscaped rear garden finished in lawn, paved patio areas timber decking, decorative stone and range of plants, trees and shrubbery. Other attributes include gas fired central heating and PVC double glazing. Early viewing is highly recommended to avoid disappointment.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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