

Site at 1 Castle Gardens, Off Donegall Park Avenue, Belfast

For Sale
Offers Over
£299,950

A superb 4 bedroom new-build detached villa extending to approximately 1900sq.ft. designed with exceptional family accommodation located in a much sought after residential area.



T: 028 9080 0000





- New build turnkey three storey detached villa in a popular residential location
- 4 Bedrooms (Master with en-suite shower room and dressing area)
- Deluxe bathroom suite
- 2 Reception rooms (Lounge with wood burning stove and hearth)
- Luxury fitted kitchen with built-in appliances, open plan to casual living / dining area with French doors
- Garden room / snug on lower ground floor with French doors to garden
- Lower ground floor utility room and built-in storage
- Double glazing in uPVC frames
- Gas fired / Zoned control heating with combi boiler
- Enclosed garden to rear (top soiled and seeded)

KITCHEN

- High quality units supplied by Orrlee Kitchens
- Soft close to all doors and drawers
- Kitchen perfectly designed for day to day family living, casual dining and entertaining
- Kitchen appliances are fully integrated incorporating oven, gas hob, extractor canopy, fridge / freezer and dishwasher
- Doors, worktops and appliances may be chosen if a contract is entered into prior to final fitout

BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary white sanitary ware with chrome fittings
- Shower over bath with screen door
- Slimline shower tray in en-suite
- Partial tiling / wall panelling

HEATING

- Energy efficient natural gas fired / zoned central heating with combination boiler
- Thermostatically controlled radiators
- Wood burning stove to lounge

ELECTRICAL

- Recessed downlighters in kitchen, bathroom and en-suite
- TV points to bedrooms, lounge and garden room / snug
- Generous electrical specification with USB sockets
- Hard wired smoke and carbon monoxide detectors

INTERNAL

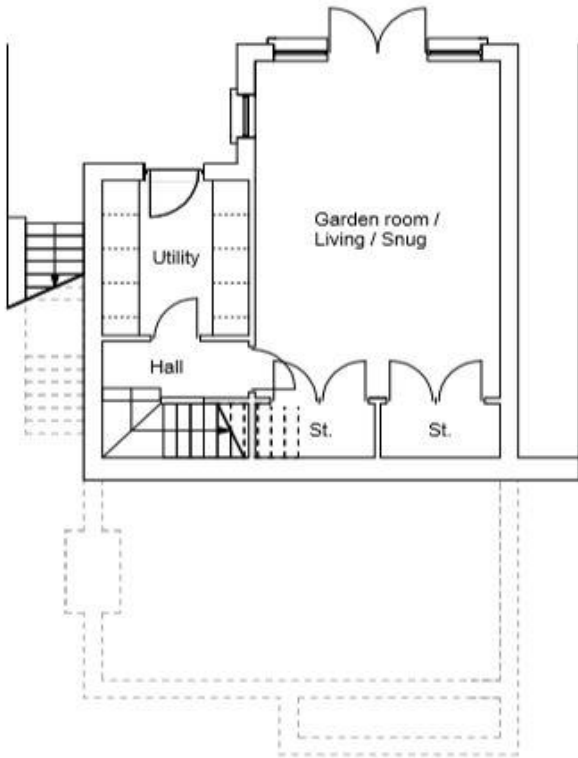
- Entrance door with 5-point locking system
- All walls and ceilings painted in modern neutral colours
- Moulded skirtings with matching architraves finished in white eggshell
- Staircase with painted spindles, handrails and newel posts
- High quality carpet to stairs, landing and bedrooms
- High quality timber laminate flooring to lounge and garden room / snug
- Ceramic tiled floor to hall, kitchen / dining, bathroom, en-suite and cloakroom

EXTERNAL

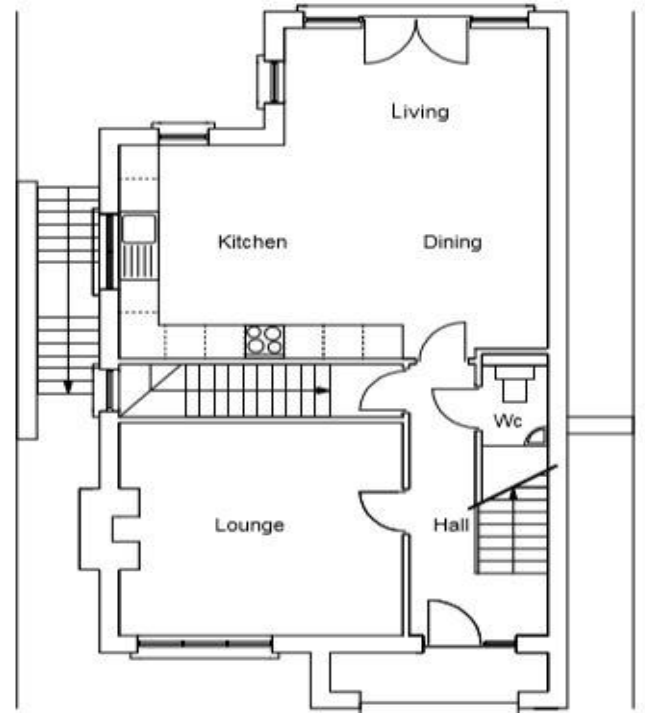
- Gardens top soiled and seeded
- Outside water tap
- Brick paving to paths
- Bitmac driveway
- Feature external lighting to front and back door

Floorplans

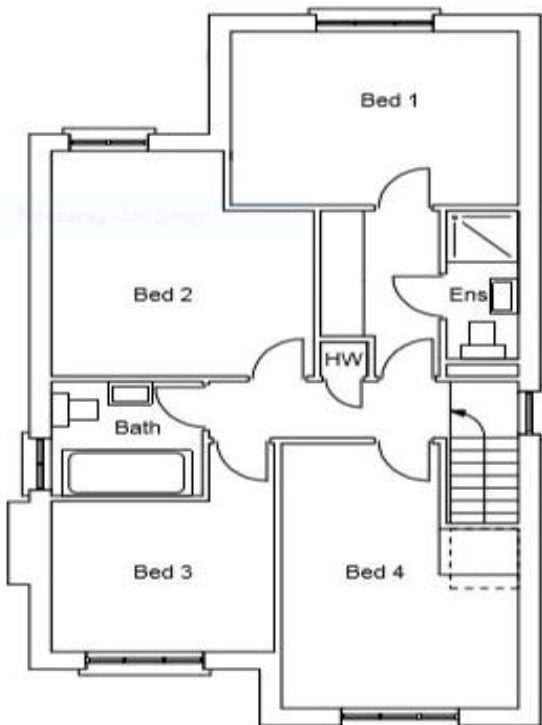
Lower Ground Floor



Ground Floor



First Floor



Lower Ground Floor Plan

Utility: 7'11"x8'11"
Garden room: 19'5" x 13'2"

Ground Floor Plan

Kitchen/living/dining: 21'4"x19'5" max.
Lounge: 14'1"x 12'7"

First Floor Plan

Bed1: 13'1"x10'0"
Bed 2: 12'11"x12'0" max.
Bed3: 10'2"x8'9"
Bed 4: 15'3"x10'10" max

