



Enjoying well-tended, mature gardens in a cul-de-sac off one of East Belfast's most highly regarded avenues, this detached home enjoys a superb, convenient location.

Extended with a flexible, versatile layout, the sale has been priced to allow for the updating that a purchaser is likely to undertake.

There is a superb degree of potential and the opportunity for a new owner to put their stamp on it, whilst adapting the accommodation to their requirements.

Excellent schooling for all ages in Ballyhackamore, Belmont, Gilnahirk and even Holywood is close at hand.

Early viewing is highly recommended.

Offers Over  
£395,000

13 Netherleigh Park,  
Off Castlehill Road,  
BELFAST,  
BT4 3GR

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Extended, detached villa in superb location
- Four bedrooms plus first floor living room
- Ensuite bathroom to one bedroom
- Spacious drawing room with twin aspect
- Separate family room
- Kitchen with arch to dining room
- Shower room with separate wc
- Attached, double length garage
- Additional, off-street driveway parking
- Oil fired central heating
- Delightful, mature gardens to front and rear
- Quiet yet convenient cul-de-sac location close to Stormont Estate
- Excellent local schools, amenities and public transport routes including Glider
- Priced to allow for modernisation

The Property Comprises:

Ground Floor

Hardwood front door with glazed panels.

RECEPTION HALL: Under stairs storage cupboard.



FAMILY ROOM: 13' 1" x 11' 5" (4m x 3.49m) (into bay). Cornice ceiling, tiled fireplace and hearth.



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DRAWING ROOM: 25' 9" x 10' 11" (7.86m x 3.33m) Cornice ceiling, twin aspect.



KITCHEN: 11' 5" x 7' 12" (3.49m x 2.43m) Range of high and low level units, single drainer stainless steel sink unit. Plumbed for washing machine, plumbed for dishwasher, space for tumble dryer. Part tiled walls.



Arch to:

DINING ROOM: 11' 10" x 9' 3" (3.61m x 2.81m) Access to cupboard under stairs. Door to side. Arch to drawing room.



Sliding patio door to:

LEAN-TO CONSERVATORY:



First Floor

BEDROOM (1): 11' 11" x 11" (3.64m x 3.35m)

ENSUITE BATHROOM: Comprising coloured suite with panelled bath and telephone hand shower over. Wash hand basin with cupboard underneath. Low flush wc.



LIVING ROOM: 25' 9" x 11' 3" (7.86m x 3.44m) (at widest points).



BEDROOM (2): 13' 3" x 11" (4.05m x 3.35m)

BEDROOM (3): 12' 8" x 10' 0" (3.87m x 3.05m) (into bay window).



BEDROOM (4): 9' 7" x 7' 11" (2.91m x 2.42m)

SHOWER ROOM: Shower enclosure with Mira shower. Pedestal wash hand basin. Part tiled walls. Shelved hotpress with copper cylinder and Willis type immersion heater.

SEPARATE WC: Low flush wc. Tiled walls.



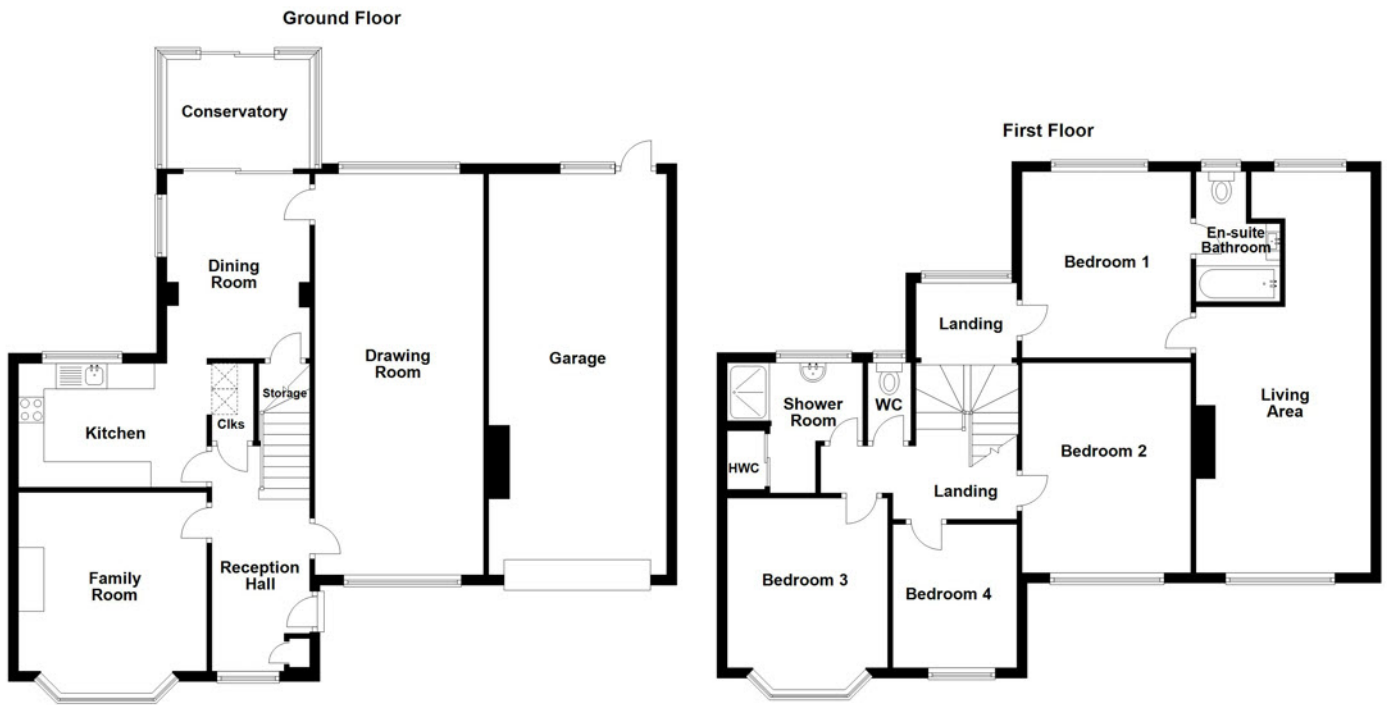
## Outside

FRONT GARDEN: With well-stocked flower beds. Variety of plants and shrubs. Double entrance pillars. Tarmac driveway with off-street parking for 2-3 vehicles.

DOUBLE LENGTH ATTACHED GARAGE: 26' 6" x 11' 7" (8.07m x 3.54m) Up and over door, power and light. Worcester Bosch oil fired boiler. Door to garden.

REAR GARDEN: Lawn interspersed with patio and sitting areas. Flower beds some raised with abundance of plants, trees and shrubs. Path to side. Greenhouse, uPVC oil tan. Outside light and tap.





Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

13 Netherleigh Park, Belfast

## Location:

Travelling along the Upper Newtownards Road out of Belfast, go through Knock lights and turn left at next lights onto the Castlehill Road. Netherleigh Park is 0.7 miles on the left hand side before Massey Avenue.

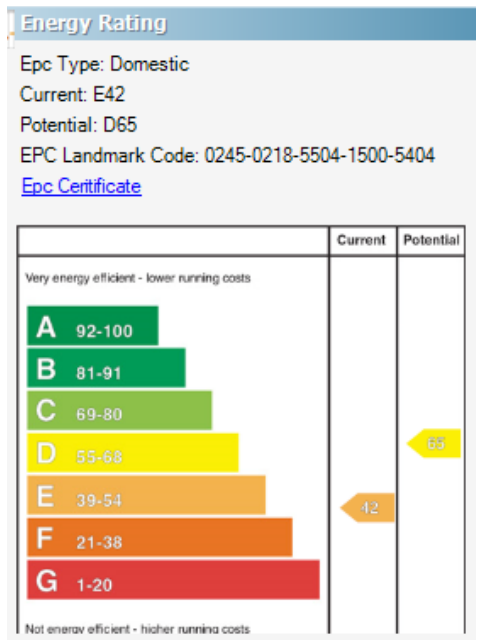
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