



This excellent spacious extended detached property with fantastic panoramic views over the city and beyond occupies a superb location extremely convenient to a host of amenities in the surrounding area including shops, public transport, schools and not to mention the City Centre.

The property offers well balanced accommodation throughout comprising a living room, separate family room open to dining room, kitchen open to conservatory sitting area along with a downstairs W.C. On the first floor there are four well-proportioned bedrooms with a shower room ensuite and a family bathroom. Externally the property offers a double garage and an amazing garden with superb views.

Rarely does a property of this kind come to market in this location, offering excellent adaptable accommodation and priced to allow for modernisation, there is sure to be high levels of interest.

Offers Over
£325,000

26 Casaedona Rise,
BELFAST,
BT6 9RA

Viewing by
appointment with
& through agent
028 9065 0000



- Detached Family Home in Popular Location
- Panoramic Views across Belfast City & Beyond
- Four Well-Proportioned Bedrooms, Two with Access to a Shower Room
- Living Room with Feature Fireplace
- Family Room with Bay Window, Double Doors through to Dining Room
- Kitchen open to Sitting Conservatory area with Amazing Views
- Family Bathroom on First floor
- Ground Floor W.C.
- Double Garage with Power + Light
- OFCH / Double Glazing Throughout
- Amazing two tiered Enclosed Rear Garden
- Driveway Parking for Multiple Vehicles
- Excellent Local Amenities, Schools, Parks and Transport Links close by
- No Onward Chain

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: uPVC front door to . . .

ENTRANCE HALL: Cornice ceiling, understairs storage.



LIVING ROOM: 10' 7" x 9' 11" (3.23m x 3.02m) Feature fireplace with tiled surround and inset, uplighters.



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FAMILY ROOM: 16' 10" x 9' 11" (5.13m x 3.02m) (into bay). Cornice ceiling. Feature fireplace with tiled hearth.



Double doors to . . .

DINING ROOM: 11' 9" x 9' 4" (3.58m x 2.84m) Cornice ceiling, uplighters.



KITCHEN OPEN PLAN TO CONSERVATORY: 24' 0" x 9' 11" (7.32m x 3.02m) Range of high and low level units, work surfaces, 1.5 bowl stainless steel sink unit with chrome mixer tap and tiled splash back. Space for oven and hob, space for fridge freezer, plumbed for dishwasher. Storage cupboard, tiled flooring, exposed wooden beams. Conservatory sitting area with amazing panoramic views.



Door to . . .

REAR HALL: Storage cupboard, tiled flooring, uPVC door to rear.

DOWNSTAIRS W.C.: Dual flush wc, vanity unit with ceramic sink and mixer tap. uPVC wall cladding, tiled flooring.

First Floor

LANDING: Access to roofspace.

PRINCIPAL BEDROOM: 16' 6" x 10' 7" (5.03m x 3.23m) Outlook to front.



Door to . . .

SHOWER ROOM: White suite comprising low flush wc, shower cubicle with electric shower, pedestal wash hand basin with mixer tap, tiled flooring. Two doors to principal bedroom and bedroom 2.

BEDROOM (2): 10' 7" x 9' 9" (3.23m x 2.97m) Outlook to rear. Door to shower room.



BEDROOM (3): 10' 10" x 9' 11" (3.3m x 3.02m) Outlook to front.

BEDROOM (4): 10' 4" x 9' 0" (3.15m x 2.74m)



BATHROOM: Coloured suite comprising low flush wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, fully tiled walls, tiled flooring.



Outside

DOUBLE GARAGE: 20' 2" x 19' 10" (6.15m x 6.05m) Up and over doors, power and light, underfloor storage.

Front garden laid in lawn with surrounding mature shrubbery and stocked flower beds, driveway for multiple vehicles.

Enclosed two tiered rear garden in lawn with sunny aspect, surrounding shrubbery, green house and vegetable patch, additional patio area.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Castlereagh Road junction continue along the Upper Knockbreda Road (dual carriageway) and after approximately a quarter of a mile at traffic lights turn left into Casaedona Park and then take next left into Casaedona Rise.

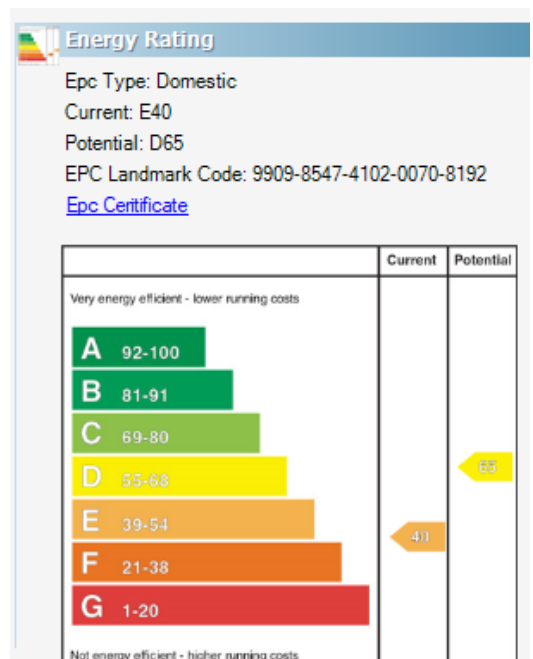
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