



An excellent opportunity to purchase a family home in this very popular residential location, the flexible layout of this extended, detached property is sure to appeal to a range of buyers.

Now requiring some modernisation however, having been extended and well looked after over many years by its current owner, the ground floor comprises three reception rooms, kitchen and a downstairs shower room. The first floor has four well-proportioned bedrooms, family bathroom and an additional W.C.

Externally the property further benefits from a double length detached garage, additional original single garage and also plentiful parking for multiple vehicles on either side of the house.

Excellent local amenities, parks and schools and all on your doorstep, early viewing is highly recommended to appreciate all this fine home has to offer.

Offers Over
£325,000

25 Casaedona Rise,
BELFAST,
BT6 9RA

Viewing by
appointment with
& through agent
028 9065 0000

- Detached, Extended Family Home
- Priced to Allow for Modernisation
- Four Bedrooms on First Floor
- Living Room to Front
- Separate Large Family Room with Space for Dining
- Kitchen with Archway to Dining/Additional reception
- Ground floor Shower Room
- First Floor Bathroom & Additional W.C.
- Driveway Parking to the Left & Right of the Property
- Additional Parking for Caravan/Motorhome
- Double Length Detached Garage / Additional Single Garage
- Excellent Location to Amenities at Forestside, Castlereagh and Ravenhill
- Local Schooling Close By
- No Onward Chain

The Property Comprises:

Ground Floor

Wooden front door to:

ENTRANCE HALL: Cloak area. Cornice ceiling.

HALLWAY: Understairs storage cupboard.

DOWNSTAIRS SHOWER ROOM: White suite comprising low flush WC. Pedestal wash hand basin with mixer tap. Shower cubicle with electric shower. Fully tiled walls.



LIVING ROOM: 13' 10" x 10' 10" (4.21m x 3.29m) Cornice ceiling, ceiling rose. Feature fireplace. Uplighters.



FAMILY ROOM: 13' 10" x 10' 10" (4.21m x 3.29m) Cornice ceiling. Ceiling rose. Feature fireplace. Uplighters.



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KITCHEN: 8' 11" x 14' 11" (2.71m x 4.54m) Range of high and low level units. One and a half drainer sink unit with chrome mixer tap. Built-in double oven, four-ring ceramic hob. Plumbed for washing machine. Feature glass cabinets. Wood panelled ceiling. Spotlights. Fully-tiled walls. Arch way to:



DINING AREA: 7' 1" x 10' 0" (2.15m x 3.06m) Cornice ceiling. Plumbed for dishwasher. Space for fridge/freezer. uPVC door to rear.



First Floor

LANDING: Access to roofspace.

PRINCIPAL: 13' 10" x 10' 10" (4.21m x 3.29m) Cornice ceiling. Built-in wardrobe space. Sink unit with vanity cupboard. Outlook to front.



BEDROOM (2): 8' 8" x 13' 7" (2.65m x 4.14m) Cornice ceiling. Built-in wardrobe space.



BEDROOM (3): 8' 5" x 11' 9" (2.57m x 3.57m) Cornice ceiling. Wardrobe space.



BEDROOM (4): 11' 3" x 9' 12" (3.43m x 3.04m) Cornice ceiling. Wardrobe space.



BATHROOM: White suite comprising low flush WC. Large vanity unit with ceramic sink and mixer tap. Shower cubicle with electric shower. Panelled bath with mix taps. Fully tiled walls. Cornice ceiling.

SEPARATE WC: Low flush WC. Sink unit with mixer tap. Fully tiled walls.



Outside

DOUBLE LENGTH GARAGE: Roller door. Power and Light.

ADDITIONAL SINGLE GARAGE: Up and over door. Power and Light.

FRONT: Driveway parking to both the left and right of the property for multiple vehicles. Additional 'third' driveway, ideal for caravan or motorhome. Garden in lawn to front with mature shrubbery. Cast iron front gates.

REAR: Enclosed south-westerly facing garden laid in lawn. Additional patio area. Surrounding hedging and mature shrubbery. uPVC oil tank. Outside light and tap.



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.



Sizes And Dimensions Are Approximate. Actual May Vary.

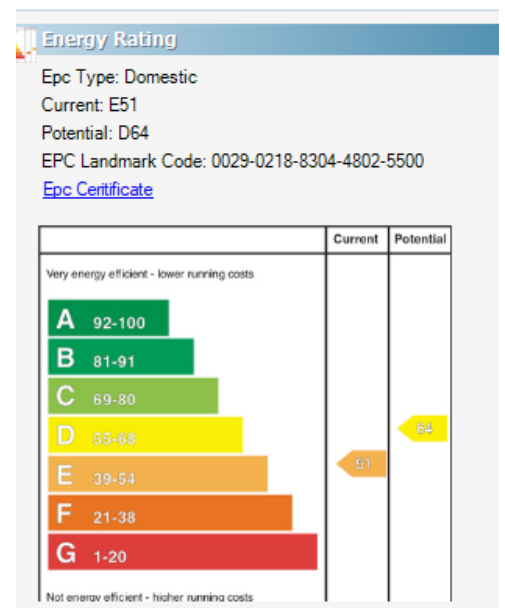
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