

**simonBRIEN**  
RESIDENTIAL

62 Castlehill Road,  
Belfast, BT4 3GP



Asking Price £350,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- Beautifully Presented Semi Detached Property In A Cul-De-Sac Development
- Three Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room With Feature Bay Window / Cast Iron Multifuel Stove
- Stunning Fitted Kitchen With Integrated Appliances / Living / Dining Area
- Separate Utility Room
- Downstairs Cloakroom With WC
- Main Bathroom In Contemporary White Suite
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating
- Off Street Parking
- Private Enclosed Rear Garden With Patio
- Off Street Parking To Front
- Within Easy Reach Of Leading Primary & Post Primary Schools, Public Transport Links & Stormont Estate Close To Ballyhackamore, Belmont & Belfast City Centre

#### SUMMARY

This beautifully presented recently constructed semi-detached property is found in an exclusive cul-de-sac of homes off Castlehill Road, East Belfast.

The property sits on a mature tree-lined site with gardens to the front side and rear, with off street parking to the front.

The property layout comprises on the ground floor, an entrance hall, downstairs cloakroom with wc, living room with feature bay and cast iron multifuel stove, a stunning fitted kitchen with integrated appliances/dining/ living area and a separate utility room.

On the first floor, there are three well-proportioned bedrooms (main bedroom with ensuite shower room) and main bathroom in contemporary white suite.

The property benefits from gas fired central heating and upvc double glazed window frames.

Convenient to Ballyhackamore, Stormont Estate, Belmont and Belfast City Centre, useful public transport links and arterial routes are located close at hand.



#### ACCOMMODATION

##### ENTRANCE

Hard wood front door.

##### GROUND FLOOR

##### ENTRANCE HALL:

Ceramic tiled floor. Spotlighting.



##### CLOAKROOM:

Contemporary white suite comprising: Push button WC, semi pedestal wash hand basin with mixer taps, ceramic tiled floor.



##### LIVING ROOM:

**18' 4" x 15' 1" (5.59m x 4.6m)  
Max to bay.**

Cast iron multi fuel burning stove.







**KITCHEN/DINING:**  
**18' 5" x 11' 10" (5.61m x 3.61m)**

Excellent range of high and low level units. Quartz work surfaces. Integrated fridge freezer and integrated dish washer. 1.5 bowl sink unit with mixer taps. Four ring electric hob with stainless steel extractor over and under oven. Ceramic tile flooring. Double glazed sliding doors to rear.







**UTILITY ROOM:**  
8' 0" x 6' 9" (2.44m x 2.06m)

Single drainer stainless steel sink unit.  
Range of units. Recess for tumble dryer.  
Ceramic tiled floor. Spot lighting.

**BEDROOM (1):**  
14' 0" x 11' 8" (4.27m x 3.56m)

**ENSUITE SHOWER ROOM:**

Contemporary white suite comprising, fully tiled shower cubicle with thermostatic shower and rain head shower. Vanity sink unit with mixer taps. Push button WC. Ceramic tiled floor. Partly tiled walls. Spot lighting.



**FIRST FLOOR**

**LANDING:**

Access to floored roofspace via ladder.



**BATHROOM:**

Contemporary white suite comprising,  
panelled bath with mixer taps and  
shower fitting over. Fully tiled shower  
cubicle. Vanity sink unit with mixer taps.  
Push button WC. Ceramic tiled floor.





**BEDROOM (2):**  
11' 6" x 10' 3" (3.51m x 3.12m)



**BEDROOM (3):**  
7' 9" x 7' 4" (2.36m x 2.24m)

**OUTSIDE**

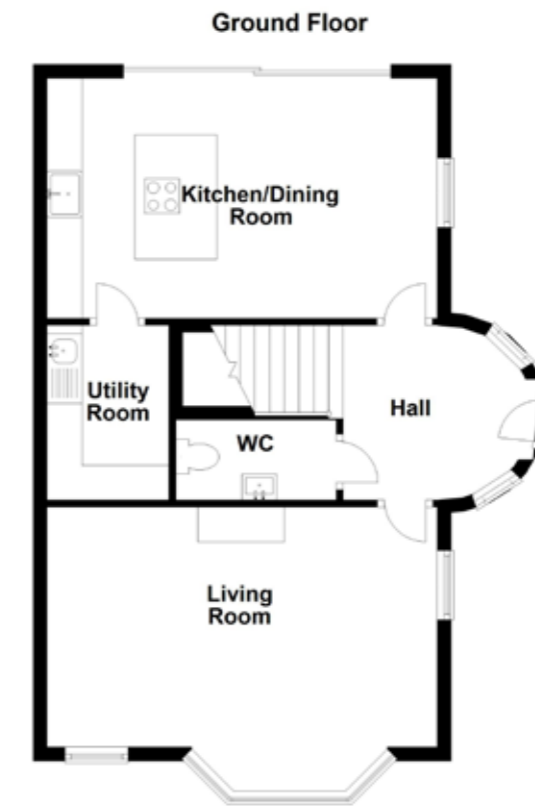
armac driveway to front. Garden area in lawn, trees and shrubs.  
Rear: Paved patio area to rear leading to garden in lawn. Bordered by trees and shrubs.







FLOOR PLANS

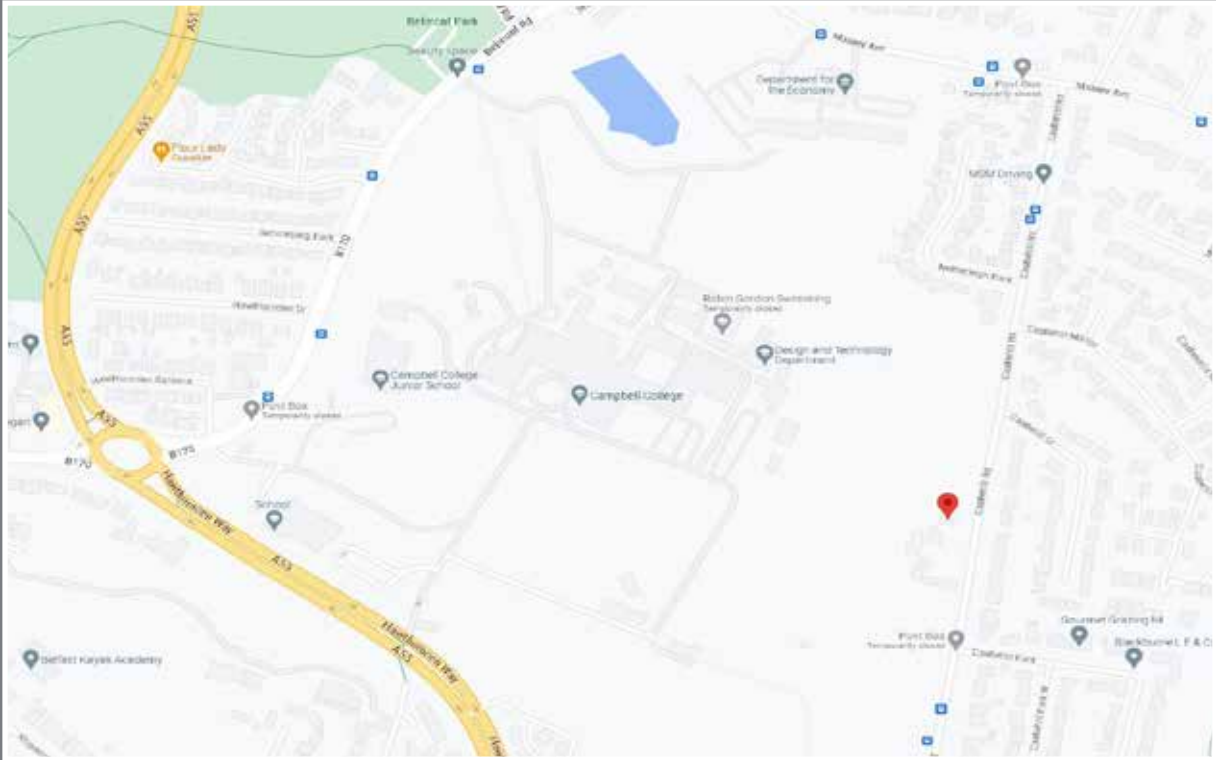


This plan is for illustrative purposes only, and should not be relied upon.  
Plan produced using PlanUp.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/D/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	B1B	B1B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9790-8027-4039-4520-6933

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.