



## 1 Wolfhill Road , Belfast, BT14 8SB

**Offers In The Region Of  
£325,000**

Handsome Detached Bungalow Affording Breath Taking Panoramic Views Over The City Set On The Edge Of National Trust Land At Divis

Commanding a spectacular site affording panoramic views over the City within a cul de sac position in the heart of the countryside but yet minutes drive from Belfast city, this is a home which will impress. The beautifully presented accommodation comprises 3 double bedrooms, 2 reception rooms with wood burning stove to lounge and patio doors to fabulous sunroom with stunning views, superb fitted kitchen incorporating high level double oven and ceramic hob, kitchen island with dining and white bathroom suite complete with separate shower cubical. The dwelling further offers upvc double glazed windows, oil central heating, utility room, downstairs furnished cloakroom, built-in wardrobes to bedrooms 1&2 and benefits from extensive use of ceramic and wood laminate flooring.

Substantial gardens front, side and rear with lower paddock and drive in and out driveways with ample carparking to make this the perfect family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 1 Wolfhill Road , Belfast, BT14 8SB



3



1



2



- Magnificent Detached Bungalow
- Super Gardens With Ample Carparking
- Superb Kitchen And Bathroom
- Country Setting City Convenience
- Panoramic Views Over Belfast
- Upvc Double Glazed Windows
- Utility Room Separate WC
- 3 Bedrooms 2 Reception Rooms
- Oil Fired Central Heating
- Feature Sun Room

## Enclosed Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor, feature glazed windows.

## Entrance Hall

Glazed vestibule door, wood laminate floor, cloaks, alarm, panelled radiator.

## Lounge

17'7" x 13'1" (5.37 x 4.00)

Hole in wall fireplace, wood burning stove, wood strip floor, double panelled radiator, recessed lighting.

## Dining Room

12'0" x 11'7" (3.66 x 3.54)

Wood laminate floor, double glazed patio doors, wall light points, panelled radiator.

## Sun Room

14'3" x 12'4" (4.36 x 3.78)

Upvc double glazed windows, vaulted pine ceiling, panelled radiator, wood laminate floor, twin velux roof lights.

## Kitchen

13'1" x 11'10" (3.99 x 3.62)

Bowl and a half single drainer stainless steel

sink unit, extensive range of high and low level units, formica worktops, built-in high level double oven and ceramic hob, canopy extractor fan, plumbed for dishwasher, tall larder, partly tiled walls, ceramic tiled floor.

Dining Area, panelled radiator.

## Utility Room

9'10" x 6'11" (3.02 x 2.12)

Single drainer stainless steel sink unit, range of high and low level units, plumbed for washing machine, fridge/freezer housing, under fridge space, oil boiler, panelled radiator, ceramic tiled floor, partly tiled walls, upvc double glazed rear door.

## Furnished Cloakroom

White suite comprising low flush wc, ceramic tiled floor, storage cupboard.

## Landing

Hotpress, wood laminate floor.

## Bedroom

10'9" x 9'6" (3.30 x 2.90)

Panelled radiator.

## Bedroom

13'0" x 12'1" (3.97 x 3.69)

Vanity unit, extensive range of built-in mirror slider robes, panelled radiator.

## Bedroom

13'3" x 12'8" (4.05 x 3.87)

Extensive range of built-in robes with cupboards above and dresser unit.

## Bathroom

White suite comprising panelled bath, telephone hand shower, shower cubicle, electric shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

## Outside

Extensive gardens in lawns and mature hedging and trees, lower paddock, loop around driveway with ample carparking bays, out side light and tap, oil tank. Uninterrupted views over Belfast City towards Scrabo Tower and Scotland beyond.



## Directions

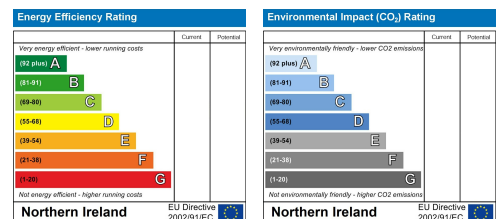






# Floor Plan

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