



64 Downview Park West , Belfast, BT15 5HP

**Offers In The Region Of
£330,000**

A Charming Architecturally Designed Residence Nestled At The Foot Of Belfast's Cavehill

A splendid double fronted detached residence beautifully proportioned over 2 floors situated within what is commonly regarded as one of North Belfast's premier address. The spacious interior comprises 4 bedrooms, principal with en-suite shower room , 2 reception rooms both with bow windows to include through lounge, fabulous kitchen and family bathroom suite. Holding an elevated position commanding panoramic views over Belfast lough and beyond to the County Down coast line the dwelling further offers downstairs furnished cloakroom, uPvc double glazed windows, oil fired central heating, and Pvc fascia and eaves. Tranquil mature heavily screened gardens with southerly aspect to rear and integral garage combine with the perfect location with leading schools, public transport, Cavehill Country Park and Fortwilliam Golf Course all within walking distance.

A fabulous home which will captivate all who view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

64 Downview Park West

, Belfast, BT15 5HP



- Architecturally Designed Detached Residence
- Family Bathroom
- Integral Garage
- Highly Regarded Location
- 4 Bedrooms 2 Reception Rooms
- En-Suite Shower Room
- Panoramic Views Over Belfast Lough
- Superb Fitted Kitchen
- Upvc Double Glazed Windows
- Oil Fired Central Heating

Open Entrance Hall

Entrance Hall

Understairs cloaks, panelled radiator,

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush, fully tiled walls, ceramic tiled floor.

Drawing Room

12'11" x 11'8" (3.94 x 3.57)

Bow Window, panelled radiator.

Through Lounge

20'11" x 13'1" (6.38 x 3.99)

Bow window, 2 panelled radiators, attractive tiled fireplace.

Kitchen

13'2" x 9'4" (4.02 x 2.85)

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, under fridge space,

plumbed for washing machine, panelled radiator, fully tiled walls, recessed lighting, upvc double glazed rear door.

First Floor

Landing, panelled radiator, hotpress/copper cylinder.

Bedroom

12'11" x 9'4" (3.96 x 2.85)

Panelled radiator.

Bedroom

12'11" x 11'10" (3.96 x 3.62)

Panelled radiator, built-in mirrored slider robes.

Bedroom

10'1" x 8'7" (3.08 x 2.64)

Panelled radiator.

Bedroom

13'1" x 11'8" (3.99 x 3.57)

Panelled radiator.

En-Suite Bathroom

Avocado suite comprising pedestal wash hand, low flush wc, shower cubicle, thermostatically controlled shower unit, fully tiled walls, ceramic tiled floor, paneled radiator.

Bathroom

Avocado suite comprising panelled bath, telephone hand shower, shower screen, pedestal wash hand basin, low flush wc, panelled radiator, fully tiled walls, ceramic tiled floor.

Roofspace

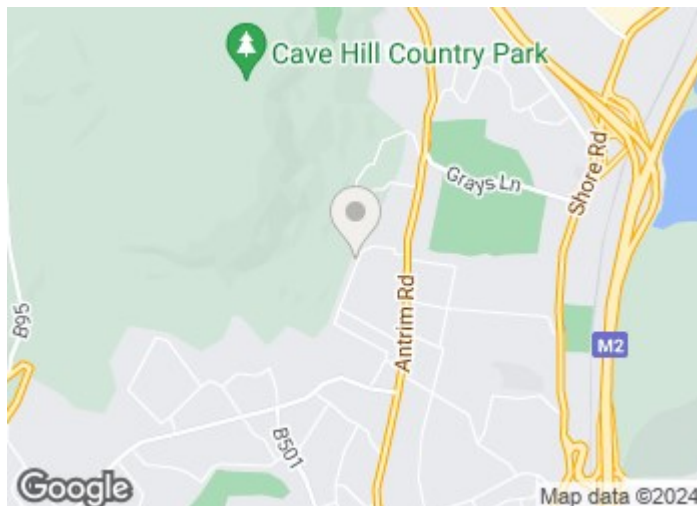
Slingsby type ladder.

Integral Garage

19'0" x 12'10" (5.80 x 3.92)

Up and over door.

Outside

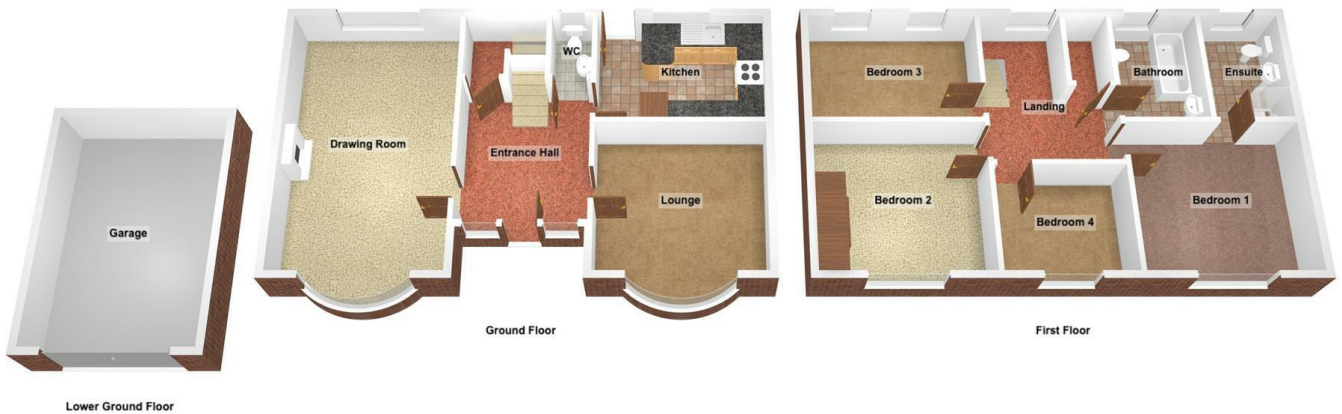


Directions



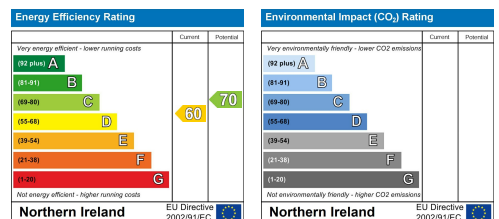
Floor Plan

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Total Area: 133.5 m² ... 1437 ft² (excluding garage)
All measurements are approximate and for display purposes only

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