



## 42 Castlemore Park, Upper Knockbreda Road, Belfast, BT6 9RP

**Asking Price £179,950**

Castlemore Park is situated off the Upper Knockbreda Road providing easy access to transport links to and from the City Centre, convenience shops as well as Forestside Shopping Centre and leading schools both primary and post primary. Internally the property offers bright, spacious accommodation comprising, three bedrooms, white bathroom suite, lounge to the front, dining and fitted kitchen to the rear. Furthermore the property benefits from an oil heating system, double glazing, driveway with ample parking and raised gardens to the rear. An excellent first time purchase and or family home in a popular, convenient cul de sac location

- Semi detached home
- Good size lounge
- 1st floor white bathroom suite
- Double glazed windows
- Gardens to the front and rear
- Three bedrooms
- Kitchen open to dining area
- Oil fired central heating
- Off street parking
- Cul de sac position

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland			74

EU Directive 2002/91/EC

### The accommodation comprise

Pvc double glazed front door leading to the entrance hall.

### Entrance hall

Laminate flooring.

### Lounge 14'4 x 12'6 (4.37m x 3.81m)



Laminate flooring.

### Kitchen / dining area 20'8 x 10'7 (6.30m x 3.23m)



Range of high and low level units, single drainer sink unit plus mixer taps, formica work surfaces, cooker space, plumbed for dishwasher, extractor fan, plumbed for washing machine, fridge / freezer space, part tiled walls, wood panelled ceiling, wood flooring, archway to the dining area.

### Dining



Laminate flooring.

### 1st floor

Landing, hot press, access to the roof space.

### Bedroom 1 11'8 x 9'1 (3.56m x 2.77m)



Large built in storage, views over Belfast and beyond.

**Bedroom 2 10'2 x 9'5 (3.10m x 2.87m)**



**Bedroom 3 10'8 x 5'9 (3.25m x 1.75m)**



**Bathroom 7'4 x 5'9 (2.24m x 1.75m)**



White suite comprising panelled bath, Mira sport shower, low flush w/c, pedestal wash hand basin, part tiled walls.

**Outside**

Tarmac driveway with off street parking.

**Front gardens**

Garden to the front laid in lawn.

**Rear gardens**

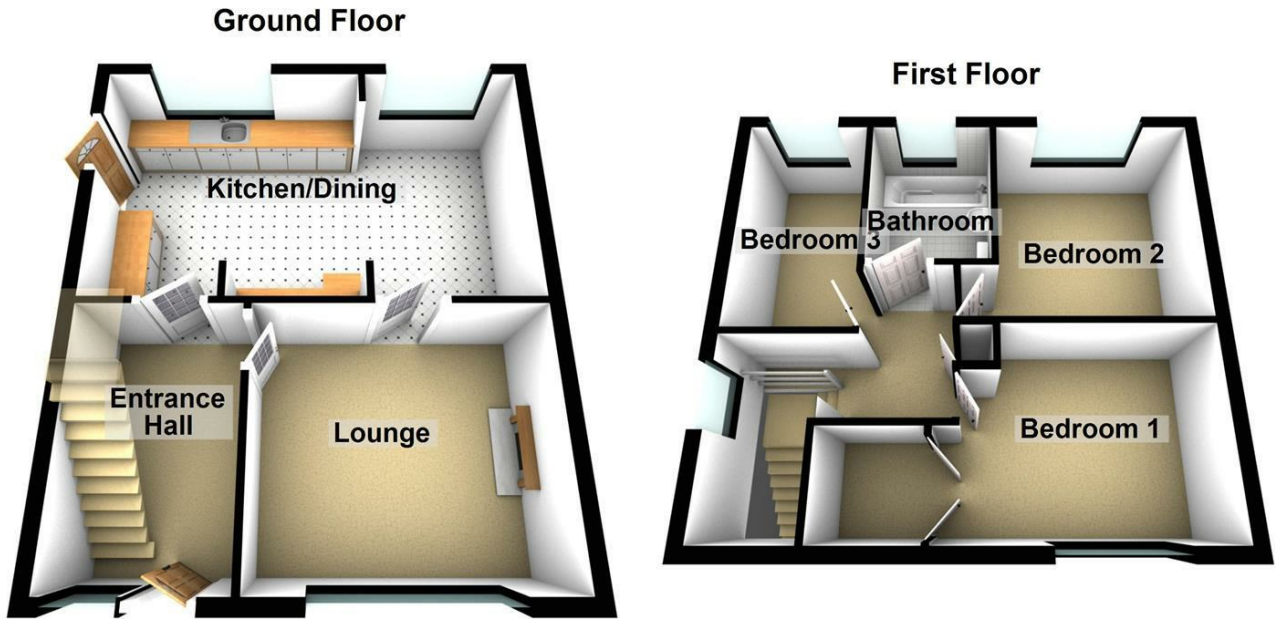


Patio area and raised rear gardens with a range of plants, trees and shrubs, garden shed, pvc oil tank, boiler house housing oil fired boiler, outside tap.

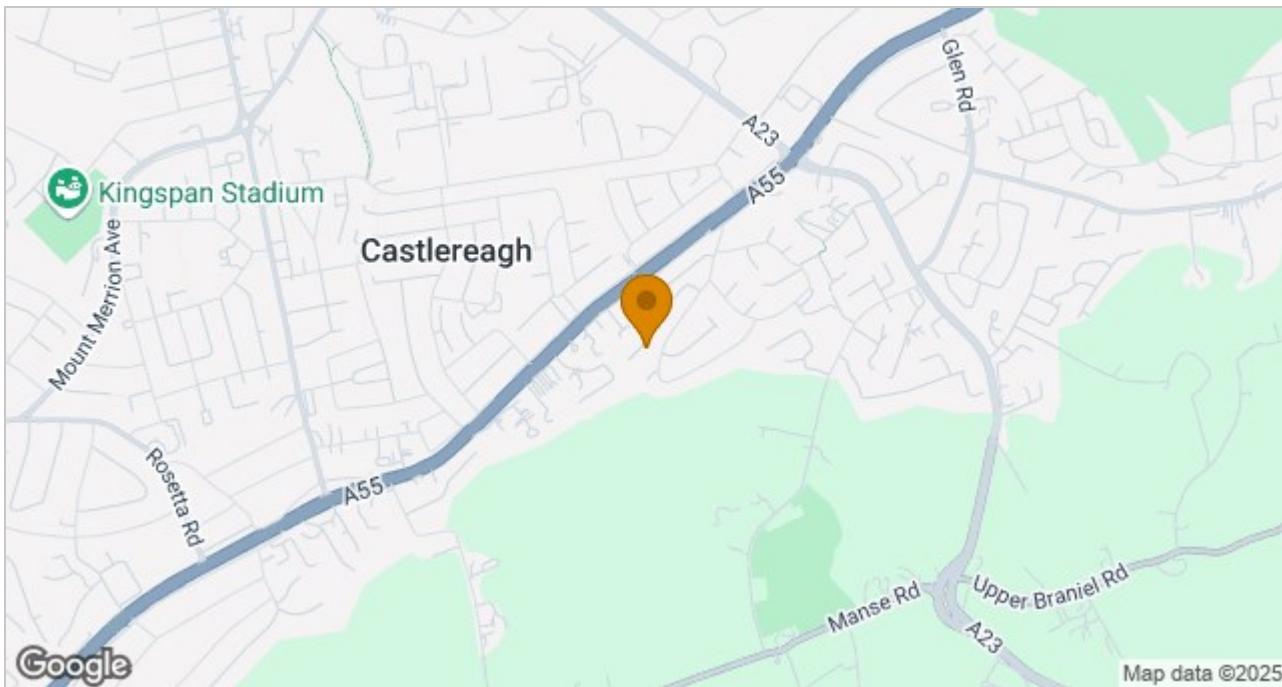
**Views**



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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