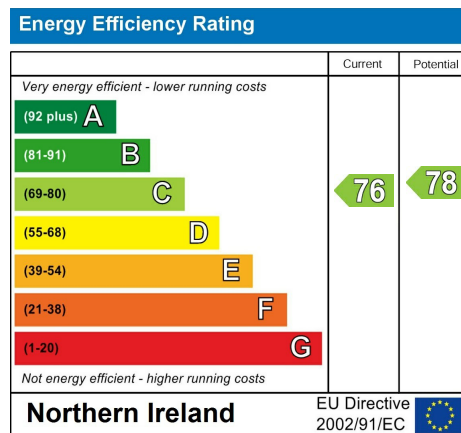


28 Shaneen Park, Belfast, BT14 8JP



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Questions you may have.

**WHICH MORTGAGE WOULD SUIT ME BEST?**

**HOW MUCH DEPOSIT WILL I NEED?**

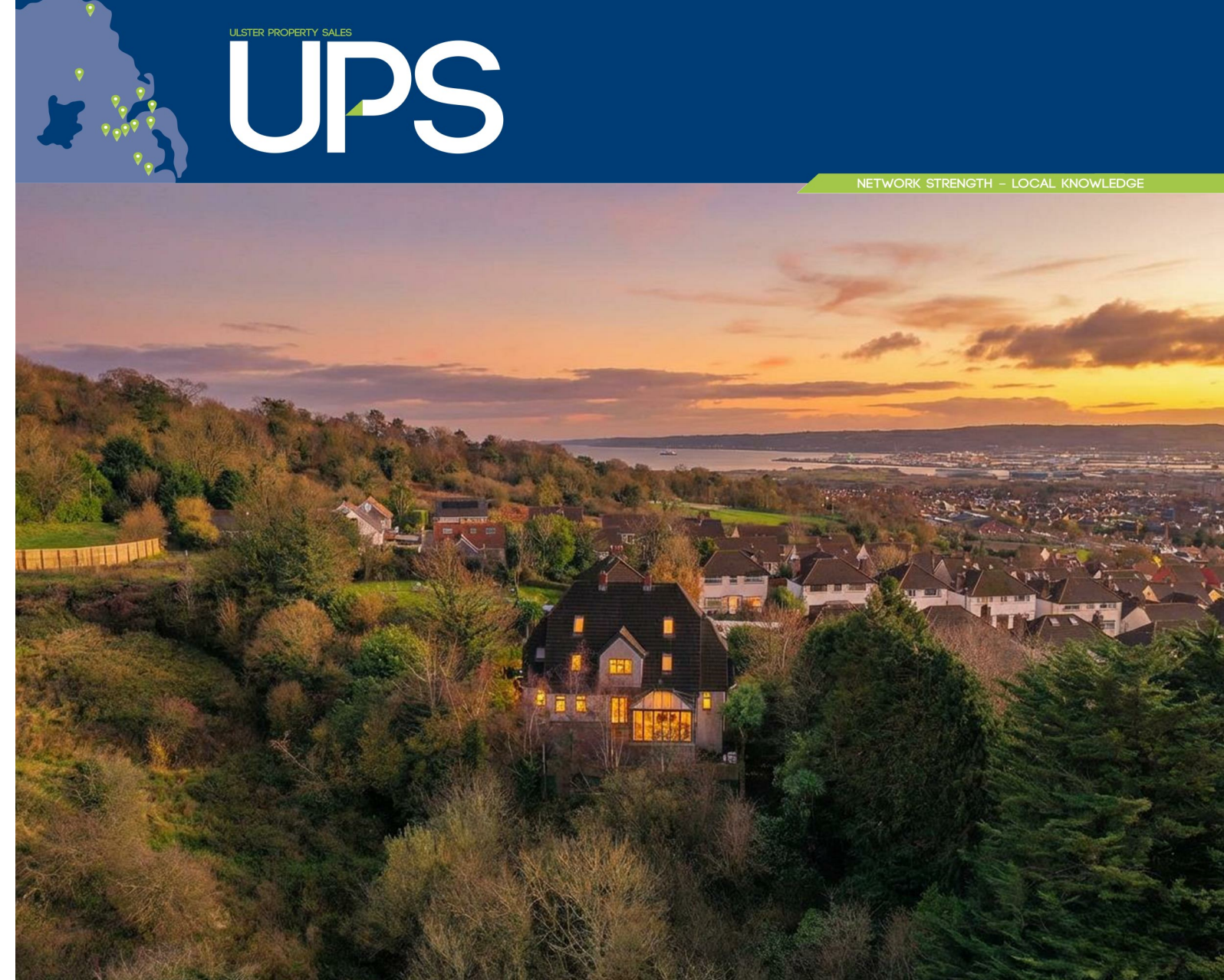
**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact Richard Fannin on

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.  
18538579

PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



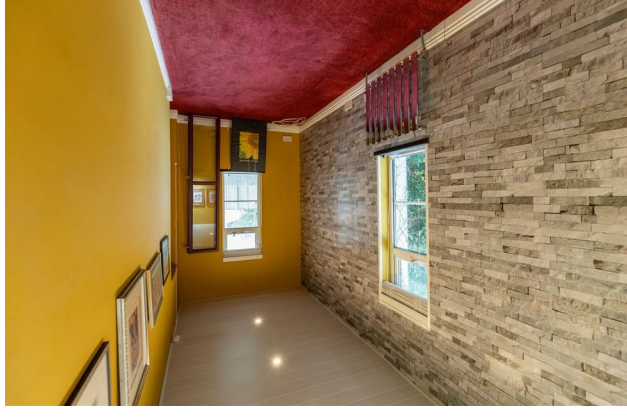
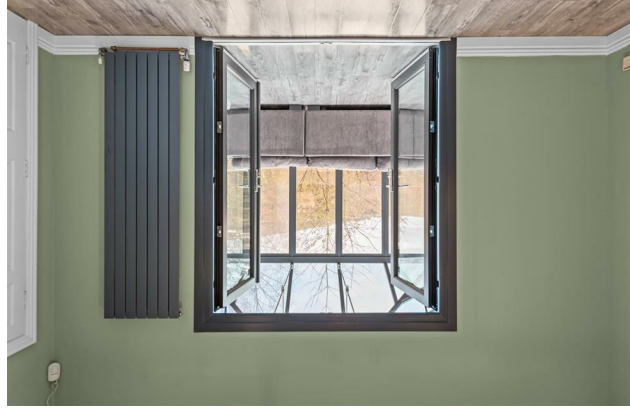
28 Shaneen Park, Belfast, BT14 8JP

Offers Over £420,000

Stunning Detached Residence With A Tranquil Wooded Back Drop And Panoramic Views Over Cavehill Country Park And The City.

Nestling at the foot of beautiful rolling countryside and bounded by mature woodland this stunning detached residence offers a unique feeling of tranquility yet with the many excellent amenities of Cavehill Village within walking distance and the City Centre a short commute away. The immaculate interior is adaptable and overflowing with luxury features and comprises 5 bedrooms, principle bedroom with en-suite, guest room with en-suite, through lounge with study off, large conservatory with double doors to the roof terrace, and luxury kitchen with quartz island unit, utility room and furnished cloakroom. The dwelling further offers twin luxury bathrooms to first and second floors, uPvc double glazed windows, gas central heating and has undergone complete renovation and refurbishment in recent years. The superb basement storage offers fantastic potential for those working from home. Hard landscaped gardens and panoramic views over the City combines with this unique location offering Countryside living with City convenience - Please contact Ulster Property Sales to arrange your Early Inspection of this spectacular family home.

**28 Shanaan Park, Belfast, BT14 8JP**



**28 Shanaan Park, Belfast, BT14 8JP**

**En-Suite Wc**  
Deluxe white suite comprising pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, recessed lighting, chrome radiator.

**Entrance Hall**  
Wood laminate floor, pvc ceiling, recessed lighting, pvc double doors to roof terrace, stairs to basement.

**Through Lounge**  
27'5" x 13'5" at widest  
Attractive fireplace with slate hearth, picture rail, pvc ceiling, 2 high output radiators.

**Study**  
15'4" x 6'9"  
Pvc ceiling, recessed lighting, chrome radiator.

**Kitchen**  
27'9" x 12'6" at widest  
Stainless steel sink unit, island unit with breakfast bar and quartz worktop extensive range of bespoke high and low level units, quartz worktop, wine cooler, range style cooker, Belfast sink, part panelled walls, American style fridge freezer space, pvc ceiling, recessed lighting, pvc double doors to conservatory, high output radiator.

**Bedroom**  
11'9" x 12'8"  
Velux window, pvc ceiling, recessed lighting, high output radiator.

**Basement**  
23'10" x 9'8" at widest  
Wood laminate floor, built-in storage, pvc ceiling, recessed lighting.

**Basement**  
26'7" x 13'2"  
Wood laminate floor, pvc ceiling, recessed lighting, panelled radiator, shower cubicle, electric telephone handset shower, flush wc, pvc ceiling, recessed lighting, chrome radiator.

**Conservatory**  
27'11" x 11'1"  
Wood laminate floor, high output radiator, pvc sliding doors to roof terrace.

**First Floor**  
27'5" x 12'11"  
Wood laminate floor, pvc ceiling, recessed lighting, 2 panelled radiators, pvc door to side.

**Bathroom**  
Deluxe 4 piece white suite comprising shower cubicle, thermostatically controlled drench shower unit, telephone handset shower, centre tap panelled bath, low flush wc, pedestal wash hand basin, pvc panelled walls and ceiling, chrome radiator.

**Bedroom**  
23'3" x 13'7" at widest  
Bespoke built-in wardrobes, pvc doors to Juliet balcony, high output radiator.

**En-Suite**  
Deluxe white suite comprising walk in shower, thermostatically controlled drench shower, telephone handset shower, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, recessed lighting, chrome radiator.

**Bedroom**  
12'9" x 12'11"  
Wood laminate floor, velux window, chrome radiator.

**Dressing Area**  
7'5" x 5'5" at widest  
Wood laminate floor, chrome radiator.

**Bedroom**  
12'11" x 7'8"  
Chrome radiator.