



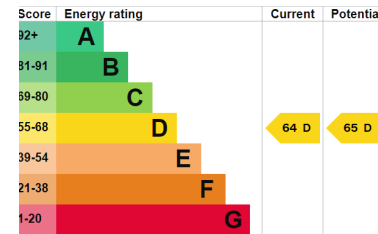
### OUTSIDE / GARAGE

A well tended front garden laid in loose pebbles boasting feature sculpted topiary tree, bordered by mature hedgerow affording privacy yet being easy to maintain. Ample parking is offered by way of the brick paved driveway to front and side which in turn leads to the detached garage that has a roller shutter door, light and power. At the rear the garden boasts spectacular views over Cliftonville golf course, whilst the patio seating area has been designed to enjoy the natural sunlight that floods the rear of the property during the day and on summer months well into the evening. Underneath the family room is the cellar which is accessed from the garden. It houses the washing machine, tumble dryer and gas boiler.



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Offers Around:  
**£269,950**

Viewing: By appointment through agent



**62 Sunningdale Park,  
Cavehill,  
Belfast  
BT14 6RW**

**028 9068 2777**

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- Exceptional family home in desired location
- Two reception rooms, one with bay window
- Open plan Kitchen/ Dining
- Detached garage
- Three good sized bedrooms
- Modern fitted shower room on first floor
- Beautiful outside space, with gardens to front and rear
- Gas fired central heating



3



2



1



YES



YES

### About The Property:

This exceptional family home is located in the highly desired Sunningdale Park, in the heart of the long admired Cavehill suburb of North Belfast. Immaculately presented inside and out, from the moment that you open the front door you are in no doubt that this is a home offering considerable character and charm. At ground floor level there is a spacious reception hall with original wood paneling and stained glass window, two bright reception rooms, one formal lounge with bay window, the second boasts an open plan aspect leading to the kitchen which itself benefits from a range of high and low level units. An additional porch at the rear offers access out onto the back garden. Upstairs on the first floor there are three bedrooms, two with built in wardrobes and a recently renovated family shower room with fully tiled walls.

Externally there is a well tended garden to front with superb brick paved driveway leading to a detached garage. To the rear the garden is in our opinion the knockout attribute of this handsome property - finished in a neatly manicured lawn and decking areas whilst boasting a breathtaking unencumbered view over Cliftonville golf course this the icing on the cake and makes this a superb family home suitable for entertaining during the Spring / Summer months! Further perks include majority uPVC double glazing, gas heating, and the all important "cellar" boasting ample storage.

Close to a range of local schools, shops and wide range of amenities, its location is ideal for those who desire the peace and quiet of living in an outer city area whilst benefiting from with easy links to Belfast city center and beyond. This is becoming extremely rare to find and this is one of the many reasons as to why an immediate viewing is an absolute must.



### RECEPTION HALL

Composite front door with stained glass window, paneled walls, solid wood flooring, under stairs storage.



### LOUNGE: 4.5m (14'9) x 3.4m (11'2)

Attractive fireplace with tiled hearth and inset.



### FAMILY ROOM: 4.06m (13'4) x 3.25m (10'8)

Feature fireplace with tiled hearth and inset, casual dining area open to:



### KITCHEN: 2.77m (9'1) x 2.51m (8'3)

Range of high and low level units, melamine work surfaces, basin 1/2 stainless steel sink unit, cooker space, integrated fridge and freezer, partly tiled walls, tiled floor, uPVC door and rear porch.

### FIRST FLOOR LANDING

Access to roof space, hot press, original stained glass window re cast in double glazing with uPVC frame

### REAR PORCH

Recently constructed rear porch with tiled floor and uPVC door with steps to rear garden



### BEDROOM 1: 3.53m (11'7) x 2.84m (9'4)

Built in wardrobes, views of Cavehill



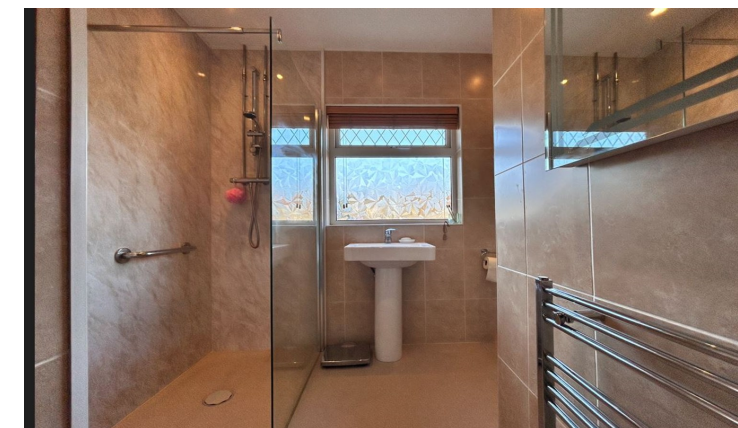
### BEDROOM 2: 3.58m (11'9) x 2.82m (9'3)

Built in wardrobe, delightful views over rear garden onto Cliftonville Golf Course



### BEDROOM 3: 2.79m (9'2) x 2.54m (8'4)

Wood effect laminate flooring



### BATHROOM

White suite comprising pedestal wash hand basin, low flush WC, walk in shower cubicle with thermostatically controlled shower, fully tiled walls, chrome towel radiator, recessed down lighting