

**simonBRIEN**  
RESIDENTIAL

**FOR SALE**  
**TWO SEMI-DETACHED HOUSES AT**  
**60 & 62 Castlehill Road,**  
**Belfast, BT4 3GP**



Asking Price - No. 60 £290,000  
Asking Price - No. 62 £280,000

Telephone 028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)

## SPECIFICATION

### EXTERNAL FEATURES

- Traditional cavity wall construction with red brick external finish
- Natural slate roof with blue or black coloured tiles to ridge
- Decorative aluminium rainwater goods, with uPVC downpipes
- uPVC double glazed windows with stone cills
- Painted hardwood panelled external door and quality ironmongery

### INTERNAL FEATURES

- Internal trimming and doors
- Moulded skirting and architraves with hockey stick detail painted white. Solid painted doors with quality ironmongery

### STAIRS

- Stairways will incorporate timber stairs, painted newel posts, Oak handrails and painted balustrades

### CEILING & WALLS

- Smooth plastered ceilings and walls, painted a neutral colour

### KITCHEN

- Quality kitchen with choice of doors, worktops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable

### BATHROOMS

- Pre-selected designer sanitary ware with chrome fittings, panel bath, slimline shower trays, and vanity units. Chrome towel radiators will be fitted to all bathrooms and ensuite areas

### FIREPLACE

- A choice of multi-fuel stoves

### FLOORING

- Choice of carpets with underlay to Entrance Hall, Lounge, Stairs, Landing & Bedrooms
- Choice of floor tiles to Kitchen, Dining, Utility Room, Bathrooms, Ensuities & WC's
- Choice of full height tiling to shower enclosures
- Choice of splashback tiling to sinks & baths

### HEATING / PLUMBING

- Pressurised hot and cold water system, gas fired central heating with energy efficient boiler and thermostatically controlled radiators

### ELECTRICITY

- Comprehensive range of electrical sockets, switches, TV and telephone points. Wiring for future satellite points. Smoke, heat & carbon monoxide detectors. Energy efficient down lighting to ceilings

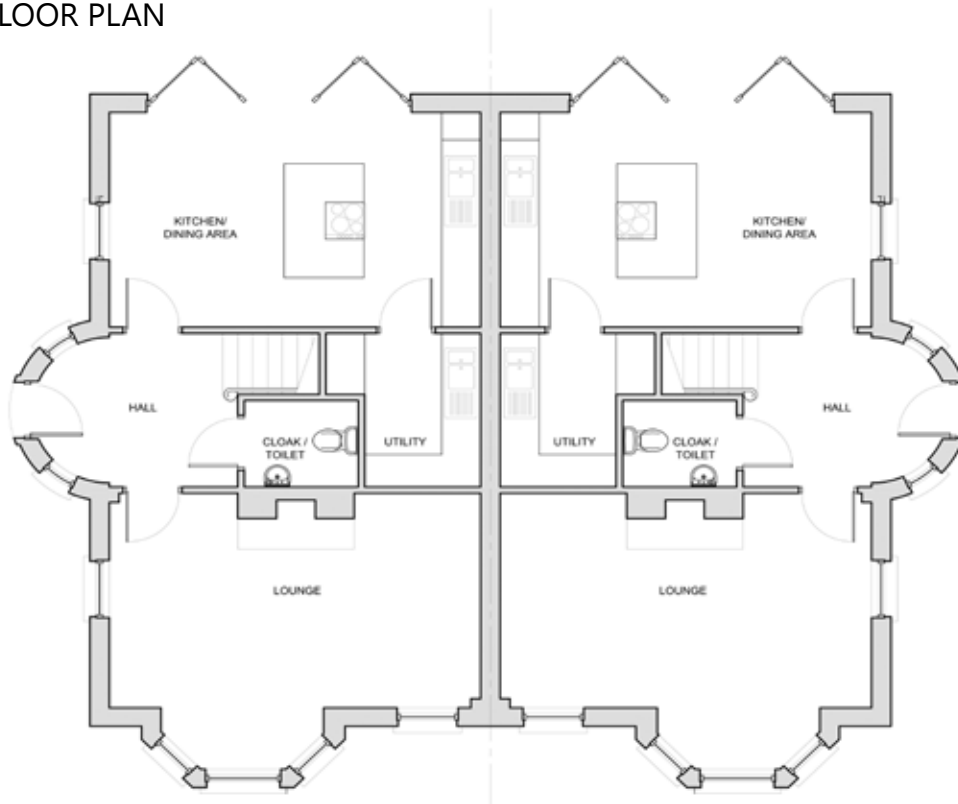
### SECURITY

- Zoned burglar alarm system provided

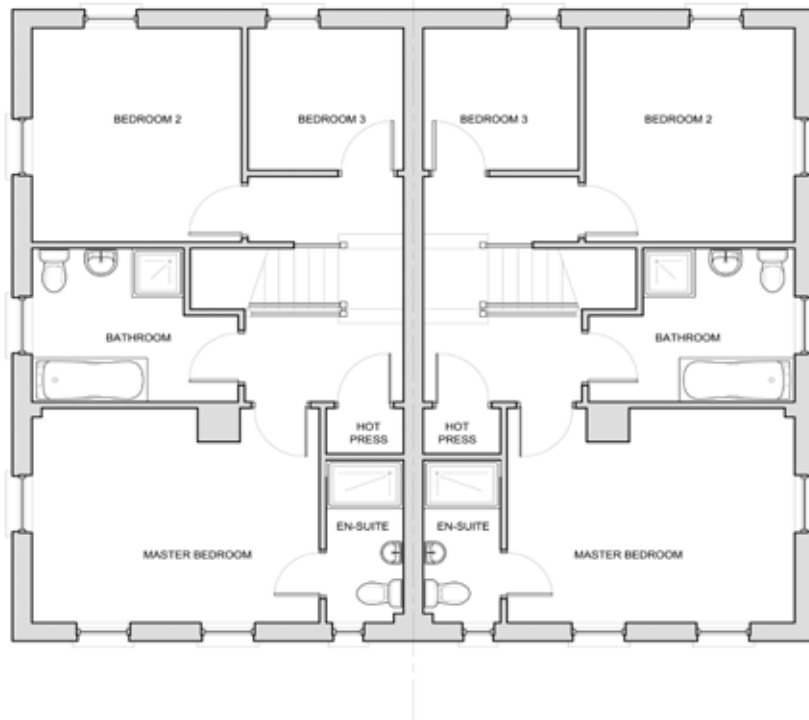
### GARDENS

- Landscaped front and rear gardens
- Double bordered fencing to rear boundaries
- Bitmac parking areas
- Paved patio areas to rear gardens
- Feature external lighting to front and rear
- Outside tap provided

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



### SUMMARY

Castlehill is the signature development in the heart of East Belfast, located on the prestigious Castlehill Road. The development consists of a dozen bespoke homes, involving a handpicked team of architects, designers and craftsmen delivering hassle free luxury living. These executive-style properties are being constructed to an extremely high standard and built using a stock brick under slate roof with render and period style chimney stacks. All properties feature a spacious open plan family dining and living area with direct access to private gardens, where possible, overlooking the playing fields of Campbell College.

These attractive red rustic brick semi-detached homes by Viewpoint Developments are undoubtedly convenient and a most practical choice for a young family, downsizer or professional wanting to live in one of East Belfast's premier addresses. Internal accommodation comprises three bedrooms, master with ensuite shower room, separate bathroom suite, bright and spacious lounge plus large open plan kitchen/living/dining area.

As locations go, Castlehill Road and the Stormont area generally must rate as one of the most popular East Belfast suburbs – admired for its leafy environs and for easy commuting to the Ulster Hospital, Stormont Buildings, local schools, restaurants, shopping facilities, City Airport and City Centre.

### ACCOMMODATION

#### GROUND FLOOR

##### LOUNGE:

**18' 8" x 11' 5" (5.69m x 3.48m)**

##### KITCHEN / DINING AREA:

**18' 8" x 11' 5" (5.69m x 3.48m)**

##### UTILITY ROOM:

**8' 2" x 5' 9" (2.49m x 1.75m)**

##### CLOAKROOM / WC:

**5' 8" x 4' 6" (1.73m x 1.37m)**

#### FIRST FLOOR

##### MASTER BEDROOM:

**18' 8" x 11' 5" (5.69m x 3.48m)**

##### ENSUITE:

**8' 6" x 3' 11" (2.59m x 1.19m)**

##### BEDROOM (2):

**11' 5" x 10' 5" (3.48m x 3.18m)**

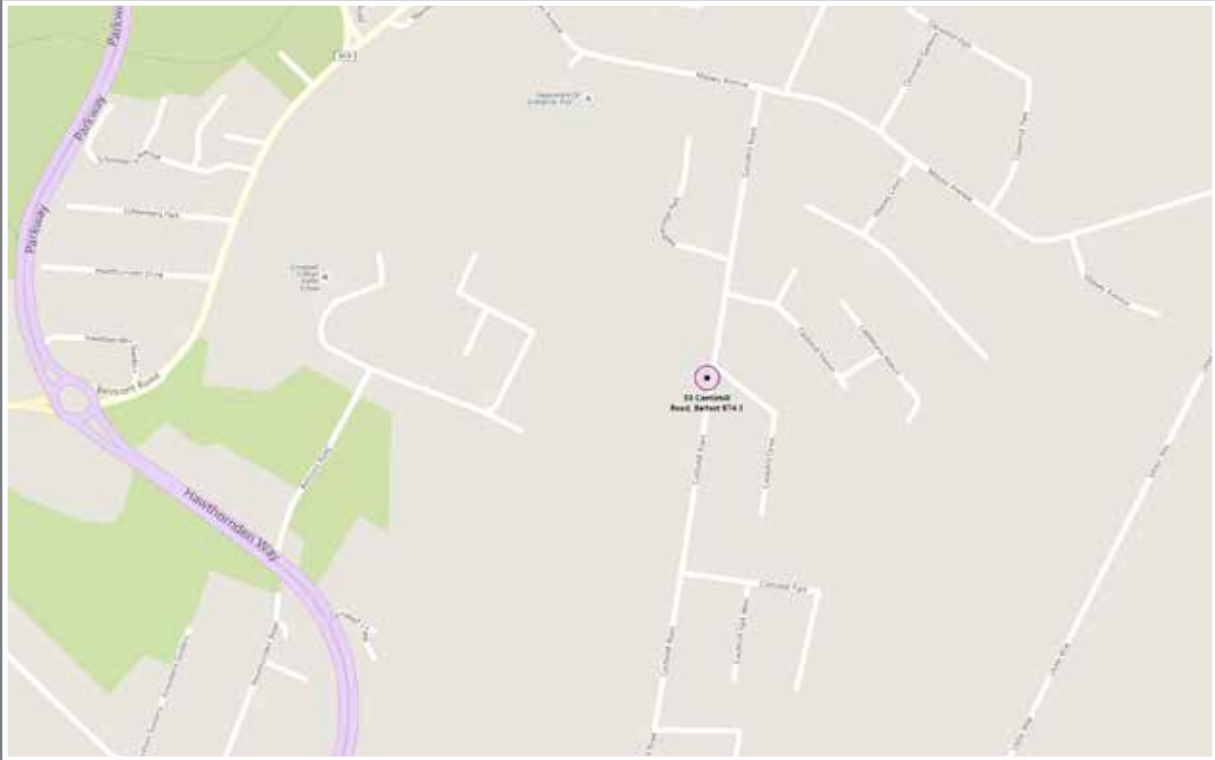
##### BEDROOM (3):

**7' 9" x 7' 6" (2.36m x 2.29m)**

##### BATHROOM:

**8' 2" x 7' 6" (2.49m x 2.29m)**

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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REF: DB/E/17/SO



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