

# Napier & Fox.

PROPERTY AGENTS

FOR SALE £550,000



# 2 PIRRIE LANE Off Kinedar Crescent Belfast BT4 3NP

## Features of this property

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- Substantial, Modern Detached Villa Totalling Circa 5,500Sqft \*
- Drawing Room With Feature Fireplace
- Formal Dining Room With French Doors To Garden
- Living Room, Also With Garden Access
- Luxury Kitchen With Casual Dining Area
- 5 Double Bedrooms, 3 With En-Suites
- Family Bathroom With White Suite
- Additional, Downstairs WC
- Ground Floor Study
- Utility Room
- Fixed Staircase To Top Floor
- Playroom/Home Office With Sauna
- Garage & Additional Driveway Parking
- Level, Private Front & Rear Gardens
- Oil Fired Central Heating
- Double Glazed Throughout
- \* Including Second Floor













## Property Description

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Enjoying a secluded location off a private laneway in leafy Belmont, this superb family home was constructed to an exacting standard around ten years ago.

Offering a wealth of well-proportioned accommodation over two floors there is also an appealing, open-plan space on the second floor. Ideal for a variety of uses it could be additional bedrooms, playroom or even an office for those wishing to work from home.

Attractive, quality finishes are to the fore with a fabulous solid oak staircase taking you upstairs from the entrance hall.

No less than three of the spacious bedrooms benefit from en-suite facilities.

Despite its private setting tucked away off one of Belmont's tree-lined parks, excellent local schools and amenities are within walking distance.

Rarely do houses of this size and specification come on to the market in the East of the City so we would recommend viewing at the earliest opportunity.





## Comprises

<b>COVERED ENTRANCE PORCH:</b>	Recessed spotlights. uPVC double glazed front door with side lights.
<b>RECEPTION HALL:</b>	Ceramic tile flooring, recessed low voltage spotlighting. Feature solid oak central staircase to first floor. Under stairs storage cupboard.
<b>CLOAKROOM:</b>	Low flush wc, wash hand basin with cupboard underneath, part tiled walls, ceramic tile flooring, extractor fan, recessed low voltage spotlighting.
<b>DRAWING ROOM:</b>	18' 7" x 16' 9" (5.66m x 5.10m) (into bay and at widest points). Feature fireplace with wood surround, tiled hearth and dog basket with gas coal effect fire. Double doors back to hallway.
<b>STUDY:</b>	12' 0" x 11' 0" (3.66m x 3.35m) Excellent range of built in cupboards with display shelving and desk/computer area.
<b>DINING ROOM:</b>	17' 0" x 12' 0" (5.18m x 3.66m) French doors to garden.
<b>LIVING ROOM:</b>	13' 1" x 13' 0" (3.99m x 3.96m) Solid oak flooring. Recessed low voltage spotlighting. French doors to garden.
<b>KITCHEN:</b>	21' 0" x 12' 6" (6.40m x 3.81m) Modern range of high and low level units with Corian work surfaces. Wine rack. Integrated appliances including Bosch double oven and 4 ring hob with stainless steel extractor fan over. Zanussi dishwasher, space for American-style fridge freezer. 1.5 bowl inset sink unit and additional sink with waste disposal unit. Ceramic tile flooring, part tiled walls, recessed low voltage spotlighting. CASUAL DINING AREA: French doors to garden. Door to...
<b>UTILITY ROOM:</b>	12' 6" x 6' 3" (3.80m x 1.90m) Range of high and low level units, single drainer stainless steel sink unit. Plumbed for washing machine, space for tumble dryer. Ceramic tile flooring, part tiled walls, extractor fan. Door to side.
<b>GALLERY LANDING:</b>	With door to balcony. Recessed spotlighting
<b>BEDROOM (2):</b>	21' 0" x 12' 0" (6.40m x 3.66m) (at widest points). Built-in robes with sliding doors. Door to..
<b>ENSUITE SHOWER ROOM:</b>	Comprising shower cubicle with Mira Excel shower, low flush wc, pedestal wash hand basin, recessed low voltage spotlighting. Part tiled walls. Extractor fan.

<b>MASTER BEDROOM:</b>	16' 8" x 15' 5" (5.07m x 4.70m) Excellent range of built in furniture including robes, cupboards and door units. Door to..
<b>ENSUITE BATHROOM:</b>	Panelled 'air bath', low flush WC, twin sink units with cupboards underneath. Chrome heated towel rail. Separate corner shower cubicle with Mira shower. Part tiled walls. Recessed low voltage spotlighting, extractor fan.
<b>BEDROOM (3):</b>	18' 0" x 12' 6" (5.49m x 3.80m) (at widest points). Door to...
<b>ENSUITE SHOWER ROOM:</b>	Comprising corner shower cubicle with Aquatherm shower, low flush wc, pedestal wash hand basin, chrome heated towel rail, part tiled walls. Recessed low voltage spotlighting, extractor fan.
<b>BEDROOM (4):</b>	13' 1" x 12' 10" (3.98m x 3.92m)
<b>BEDROOM (5):</b>	16' 10" x 12' 0" (5.13m x 3.66m) Double built-in robes.
<b>BATHROOM:</b>	White suite comprising panelled bath with telephone hand shower. Low flush wc, pedestal wash hand basin. Separate corner shower cubicle with Mira shower. Chrome heated towel rail. Part tiled walls, recessed low voltage spotlighting, extractor fan. Shelved hotpress. Door to...
<b>INNER HALL:</b>	Fixed staircase to..
<b>HOME OFFICE/PLAY ROOM:</b>	29' 10" x 23' 6" (9.10m x 7.17m) (average). 4 velux windows. Access to storage-in-eaves. Suitable for variety of uses. Door to..
<b>SAUNA:</b>	Separate area with tiled shower cubicle with Mira shower. Wash hand basin with tiled splashback. Extractor fan.
<b>GARAGE:</b>	23' 7" x 12' 0" (7.19m x 3.66m) Roller shutter door, power and light. Built-in shelving. Oil fired boiler. Door to side.  FRONT GARDEN: Laid in stones with variety of plants and shrubs. Gates to both sides with paths leading to... REAR GARDEN: Lawn with patio area. Mature trees and excellent degree of privacy. Border beds. Outside lights and tap to side. Power point. Timber shed. (screened) PVC oil tank.

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	64	65
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



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