

## 86 Velsheda Park, Belfast, BT14 7LW

**For Sale**  
Offers Over  
**£72,000**

This is a very well presented mid terrace home situated in a quiet and highly popular area close to schools, shops and public transport facilities. This is a home which will suit a young couple hoping to acquire a home of their own with little to do but move in. Early viewing is strongly advised.



Energy Efficiency Rating F.

**T:** 028 9080 0000





Address: 86 Velebeds Park, BELFAST, BT14 7LW  
 RRN: 9265-3357-4029-7108-8213

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Potential	Rating	Current	Potential
A (90-100)			A (90-100)		
B (81-89)			B (81-89)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)	38		F (21-38)	34	
G (1-20)			G (1-20)		

Northern Ireland EU Directive 2002/91/EC

- Mid terrace property in popular residential area
- 2 Bedrooms
- Lounge with polished wood flooring
- Kitchen
- Bathroom with modern white suite
- Oil fired central heating
- Double glazing in uPVC frames
- Well presented throughout
- Car parking space



The property comprises:

## RECEPTION HALL

**LOUNGE:** 13' 3" x 13' 8" (4.04m x 4.17m) Polished wood flooring

**KITCHEN:** 13' 3" x 7' 2" (4.04m x 2.18m) Built in units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, inlaid hob unit and under oven, plumbed for washing machine, laminate wood flooring, downlighters, PVC ceiling, stainless steel extractor fan

## FIRST FLOOR

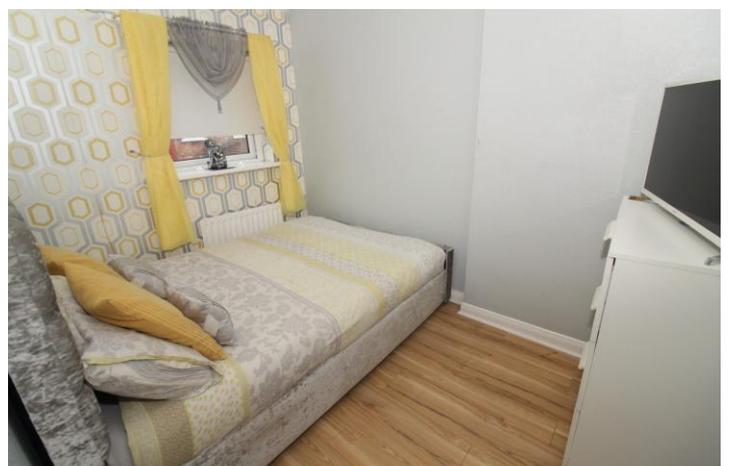
**BEDROOM (1):** 10' 7" x 9' 9" (3.23m x 2.97m)  
Laminate wood flooring, double built in wardrobe

**BEDROOM (2):** 7' 2" x 9' 8" (2.18m x 2.95m)

**BATHROOM:** White suite, panelled bath with mixer tap and telephone hand shower, low flush WC, wash hand basin, ceramic tiled flooring, panelling, heated towel rail

## OUTSIDE

Front in car parking space and paving, double gates  
Enclosed to rear, water tap, boiler house with oil fired boiler, store



# McMillan

jimmcmillan.co.uk

**Honesty  
Integrity  
Respect**

Our business is founded on our values. We strive to demonstrate honesty and Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future. Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

**Please  
call in or  
contact us  
for any  
advice**

McMillan Estate Agents  
11 Portland Avenue  
Glengormley  
Newtownabbey  
County Antrim  
BT36 5EY

T: 028 9080 0000

F:

E: [info@jimmcmillan.co.uk](mailto:info@jimmcmillan.co.uk)



@mcmillanestates



[facebook.com/mcmillanestates](https://facebook.com/mcmillanestates)

## Did you know?

For each sale with McMillan Estate Agents a donation is made to the following charities

