

## 12 Slievemoyne Park, Belfast, BT15 5GZ

**For Sale**  
**Offers Over**  
**£385,000**

- Extended detached villa in a high regarded residential area
- 4 Bedrooms
- 3+ Reception rooms plus casual dining area
- Modern fitted kitchen with built-in appliances
- Bathroom with white suite
- Cloakroom & utility room
- Double glazing in uPVC frames (leaded glass)
- Phoenix gas central heating
- Detached 2 car garage (23' 10" x 15' 2")



Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54	57	60
F	21-38		
G	1-20		
Not energy efficient - higher running costs			