



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE 4 Bed Detached House
6 Waterloo Park North, Belfast, BT15 5HW

LOCATION / DESCRIPTION

The subject is located on Waterloo Park North, one of North Belfast's premier addresses and just a short walk from the Antrim Road which has a range of retailers, cafes and supermarkets. The property is situated less than 4 miles from Belfast City Centre and benefits from good public transport links.

The subject comprises a detached four bedroom house with separate garage; occupying an elevated position on a prominent corner site. The entire property benefits from impressive views across Belfast.

On the ground floor there is a lounge, dining room, office, snug, kitchen, family bathroom with three piece suite and separate WC. The lounge and dining room both have impressive bay windows and the kitchen has light wooden upper and lower cabinets with white laminate worktops and built-in Bosch appliances.

On the first floor there are four bedrooms; two with ensuite and built in wardrobes. There is also a separate WC and a dressing room / potential fifth bedroom. The largest bedroom is currently utilised as a study and has built-in wooden bookcases with glass panels.

There are PVC double glazed windows throughout and the property has oil fired central heating.

Externally there is a detached single garage and a courtyard garden to the rear of the property. There are also manicured lawns to the front of the property, with mature shrubbery bounding the site.

SITE AREA

The site extends to 0.18 Acres / 0.07 Hectares.





ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Lounge	c. 20 sq m	215 sq ft
Dining Room	c. 15 sq m	161 sq ft
Office	c. 13 sq m	140 sq ft
Snug	c. 8 sq m	86 sq ft
Kitchen	c. 17 sq m	183 sq ft
Bathroom	c. 5 sq m	54 sq ft
WC	c. 3 sq m	32 sq ft
GROUND FLOOR TOTAL	c. 81 sq m	872 sq ft
FIRST FLOOR		
Bedroom 1	c. 21 sq m	226 sq ft
Bedroom 2	c. 14 sq m	151 sq ft
Ensuite	c. 4 sq m	43 sq ft
Bedroom 3	c. 12 sq m	129 sq ft
Ensuite	c. 3 sq m	32 sq ft
Bedroom 4	c. 12 sq m	129 sq ft
Dressing Room / Bedroom 5	c. 6 sq m	65 sq ft
WC	c. 2 sq m	22 sq ft
FIRST FLOOR TOTAL	c. 74 sq m	797 sq ft
Garage	c. 26 sq m	280 sq ft
OVERALL TOTAL	c. 181 sq m	1,948 sq ft

SALES DETAILS

PRICE: Offers over £325,000
TITLE: Freehold



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	44 E	
21-38	F		
1-20	G		

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

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Our Ref: JC/EC/9084

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.