



**Fetherston  
Clements**

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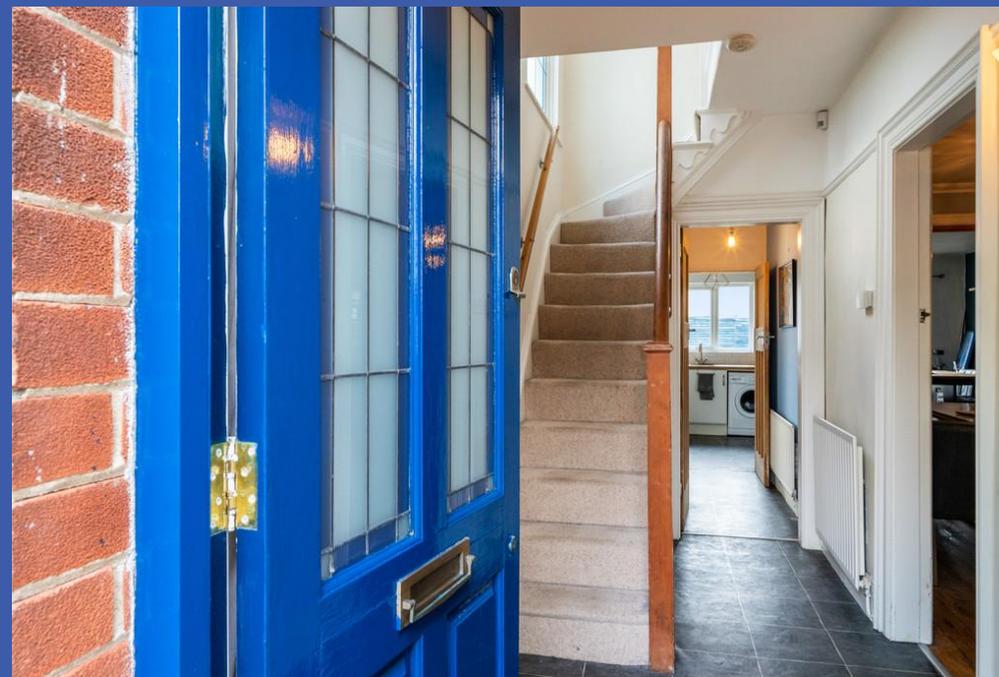
**15 Marguerite Park**

Belfast  
BT10 0HF

**Offers In Region Of £219,950**

## 15 MARGUERITE PARK, BELFAST, BT10 0HF

- Extremely Attractive Semi Detached Home
- Three Bedrooms
- Delightful Open Plan Lounge And Dining Room With Feature Fireplace
- Kitchen With Range Of Fitted Units And Dining Area
- Shower Room With Modern White Suite
- Ground Floor WC/Cloakroom
- Gas Fired Central Heating / Double Glazed Windows
- Enclosed Private Garden To Rear And Driveway Parking To Front
- Detached Garage
- Convenient to Local Amenities including Shops, Public Transport and Leading Schools



### Property Description

This superb, extremely attractive Semi Detached Family Home is ideally located just off the Upper Lisburn Road, close to local amenities including shops, public transport and leading schools.

The property provides good sized family accommodation, which is beautifully presented and has been finished to the highest specification including the extensive use of wood flooring and many fine, original features.

Externally the property benefits from a detached garage and a larger than average secluded and private rear garden.

It is only possible to fully appreciate this superb home on internal inspection and viewing is highly recommended.







### Property Comprise

Hardwood entrance door with stained glass panels leading to...

### **ENTRANCE HALL**

Picture rail. Stairs to First Floor...

### **OPEN PLAN LOUNGE/DINING ROOM 21' 10" x 10' 6" (6.65m x 3.2m)**

Fireplace with cast iron inset and carved timber surround, cornice ceiling, sanded and varnished floorboards. Double doors with glazed panels leading to...

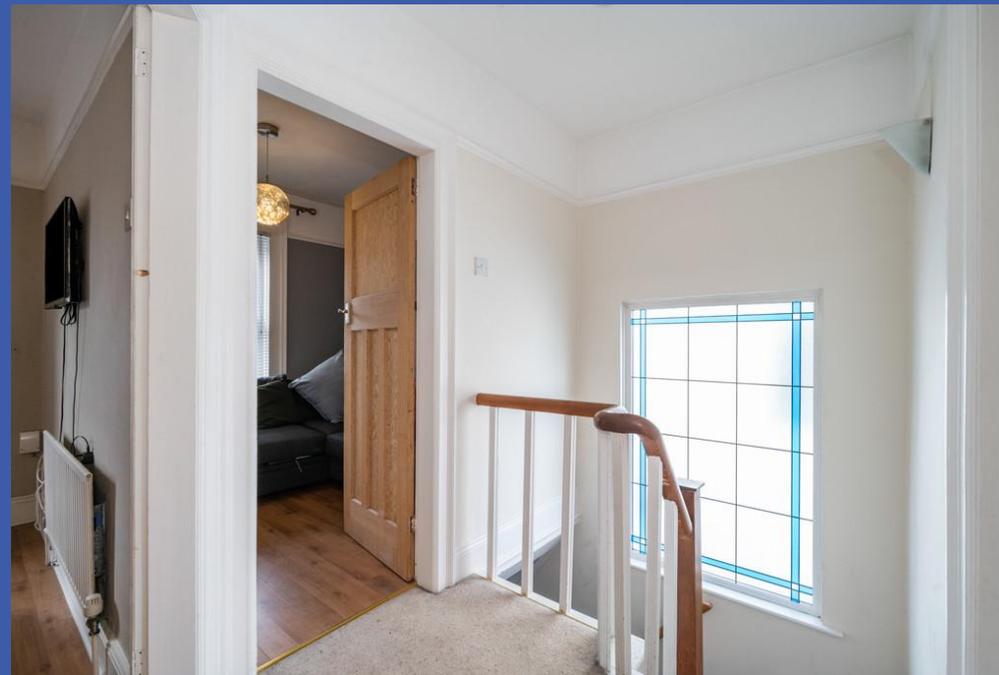




**KITCHEN WITH DINING AREA 14' 10" x 10' 1" (4.52m x 3.07m)**

Range of fitted high and low level units and concealed underlighting, wooden worksurfaces, sink unit with mixer tap, plumbed for dishwasher, tiled splashback, patio doors leading to Garden.





#### **INNER HALL**

#### **WC/CLOAKROOM**

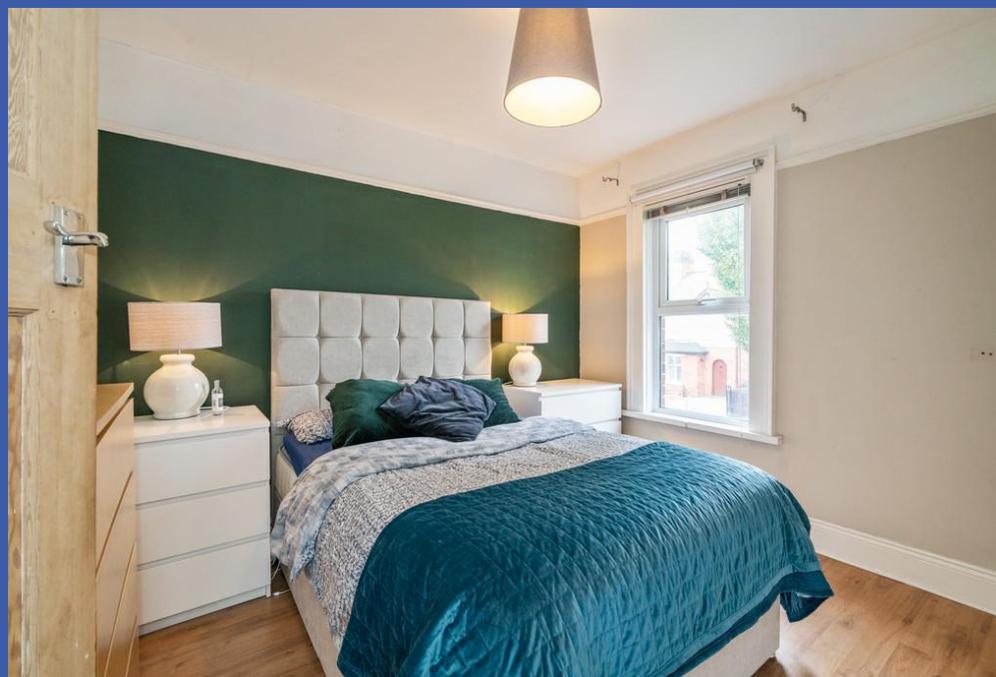
Low flush wc, wall mounted wash hand basin.

#### **FIRST FLOOR LANDING**

Roofspace access, feature landing window.

#### **BEDROOM 11' 0" x 9' 0" (3.35m x 2.74m)**

Laminate woodstrip flooring, picture rail.



**BEDROOM 9' 0" x 8' 1" (2.74m x 2.46m) @ widest points**

Laminate woodstrip flooring, picture rail.

**BEDROOM 7' 11" x 7' 0" (2.41m x 2.13m)**

Laminate woodstrip flooring, picture rail.

**SHOWER ROOM**

Suite comprising of an enclosed shower cubicle, low flush wc, pedestal wash hand basin, tiled splashback, picture rail, extractor fan.







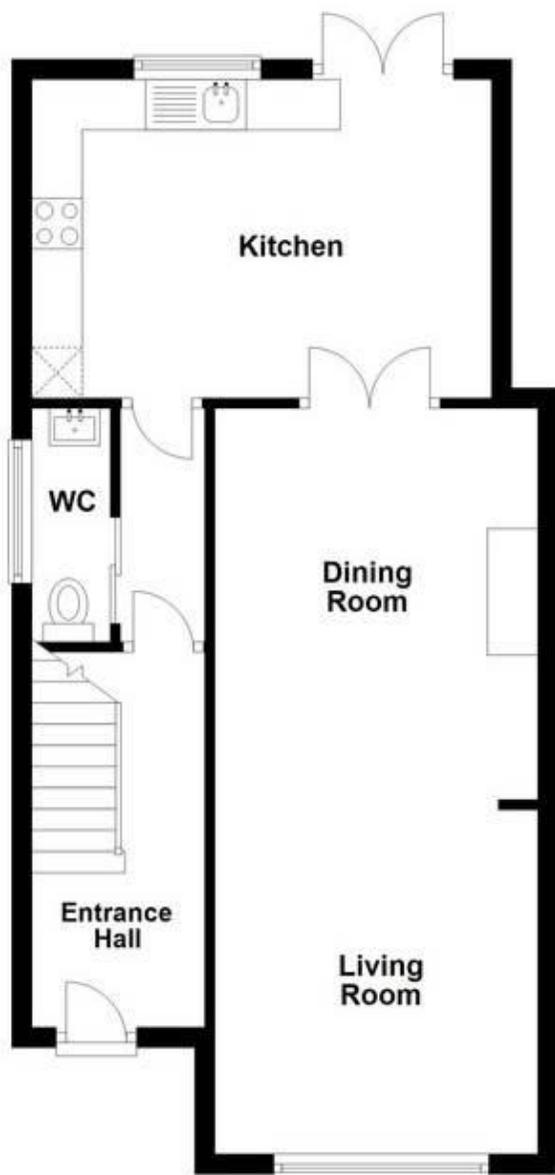
### **OUTSIDE**

Enclosed private garden to rear with gravel and paved patio areas, lawns and mature hedging and planting. Gated driveway car parking area to front.

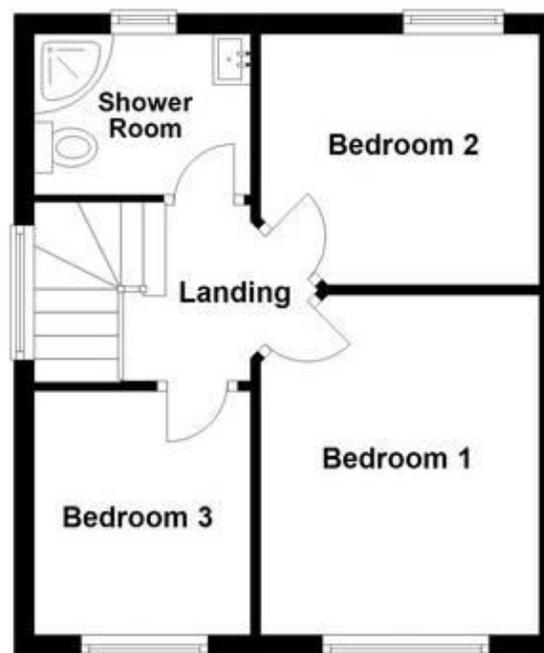
### **DETACHED GARAGE**



### Ground Floor

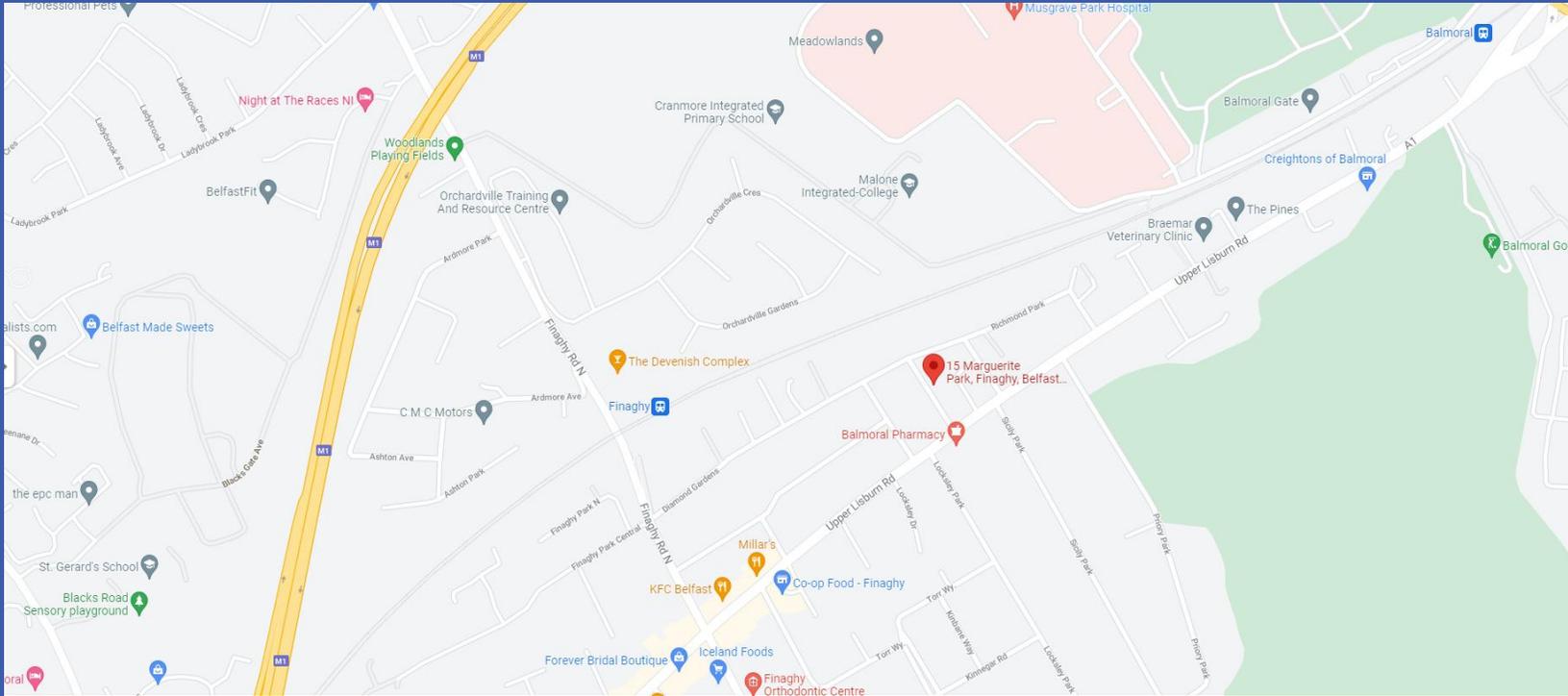


### First Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**15 Marguerite Park, Belfast**



**Directions:**

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	67   D
39-54	E		
21-38	F		
1-20	G		



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