



This attractive 1930's property is ideally located on the prestigious tree-lined Earlswood Road, one of East Belfast's most admired addresses.

This tastefully decorated semi-detached property has been well-maintained throughout and benefits from an extension to the rear. The spacious accommodation includes a large drawing room open to dining room with patio doors to the garden and a fitted kitchen with dining area. There are three good sized bedrooms to the first floor and large bathroom with shower cubicle.

Of particular note is the sought after private parking area to front and enclosed, west facing rear garden, ideal for outdoor dining, entertaining and play.

Offers Around
£299,950

18 Earlswood Road,
BELFAST,
BT4 3DY

Viewing by
appointment with
& through agent
028 9065 0000

- Well Presented Bay Fronted Semi-Detached Property Circa 1930s
- Spacious Reception Hall
- Drawing Room with Marble Fireplace Open to Dining Room
- Fitted Kitchen with Family Dining Area
- Three Good Sized Bedrooms
- Large Bathroom with Shower Cubicle
- Roofspace
- Oil Fired Central Heating
- uPVC Double Glazing
- Loose Pebbled Parking Area to Front
- Generous Sized Rear Garden with Lawned and Patio Areas
- Detached Garage
- Close to an Excellent Range of Leading Primary and Secondary Schools
- Within a Short Stroll to Ballyhackamore and Belmont Villages with a Wide Choice of Shops, Restaurants and Cafes and to The Glider and Local Bus Routes for Commuting



The Property Comprises:

Ground Floor

Covered entrance. uPVC front door, double glazed inset, double glazed toplight.

RECEPTION HALL: Ceramic tiled floor.

DRAWING ROOM OPEN TO DINING ROOM: 28' 8" x 11' 1" (8.73m x 3.39m) Bay window. Cornice ceiling. Marble fireplace with cast iron inset (piped for gas). Double glazed sliding patio doors to rear garden.



KITCHEN: 18' 6" x 8' 9" (5.65m x 2.67m) Cornice ceiling. Fully fitted Schreiber high and low level units, laminate work surfaces. Single drainer stainless steel sink unit, mixer tap. Integrated ceramic hob, built in oven, fixed canopy extractor hood. Integrated dishwasher. Large built in pantry cupboards with utility area - plumbed for washing machine. Ample dining area. Ceramic tiled floor. Part tiled walls. Chrome low voltage spotlights. uPVC double glazed access door to side.



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First Floor

LANDING: Cornice ceiling. Solid wooden floor.

BEDROOM (1): 10' 10" x 11' 1" (3.3m x 3.38m) Solid wooden floor. Feature cast iron fireplace, tiled hearth.



BEDROOM (2): 10' 8" x 11' 1" (3.25m x 3.38m) Solid wooden floor. Feature cast iron fireplace, tiled hearth.



BEDROOM (3): 6' 11" x 8' 9" (2.11m x 2.67m) Solid wooden floor.



BATHROOM: 8' 0" x 8' 9" (2.44m x 2.67m) Light coloured suite comprising; low flush w.c. Pedestal wash hand basin. Panelled bath, antique style mixer tap and hand shower, tiled splashback. Corner shower cubicle with built in Aqualisa thermostatic shower unit. Built in hotpress/linen cupboard. Low voltage spotlights. Hatch to roofspace.



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Roofspace

Part floored.

Outside

Front garden with loose pebbled parking area.

Rear garden laid in lawn with patio terrace and mature planting. Screened oil storage tank. Outside lights and water tap. South-Westerly aspect.

DETACHED GARAGE: 15' 1" x 8' 6" (4.6m x 2.6m) Twin timber doors. Riello oil fired boiler. Overhead storage area. Light and power.

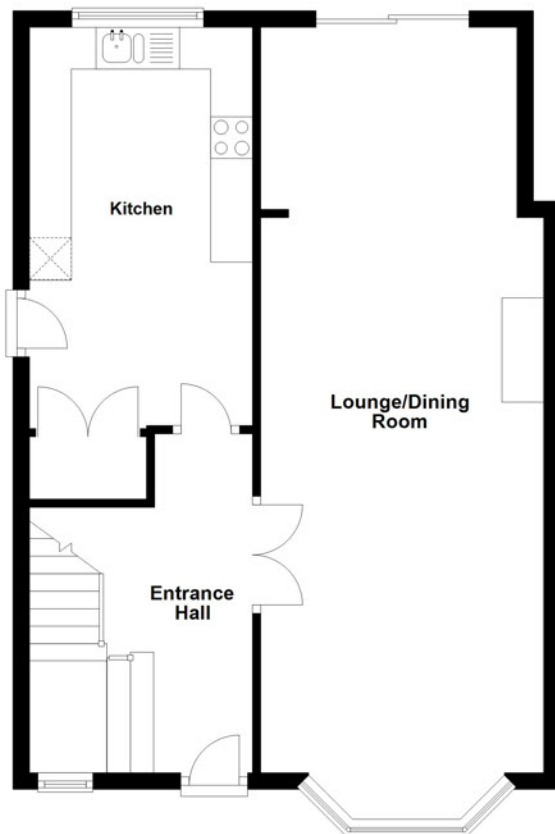




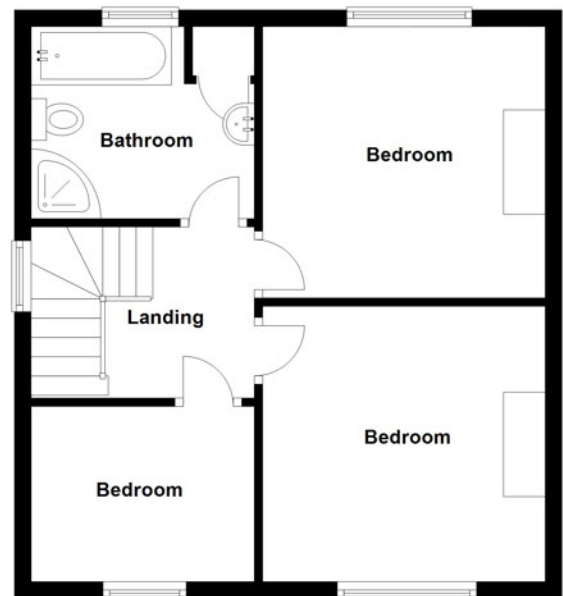
Location:

Travelling from Ballyhackamore Village from the city direction, turn left into Earlswood Road. No. 18 is on the left hand side.

Ground Floor



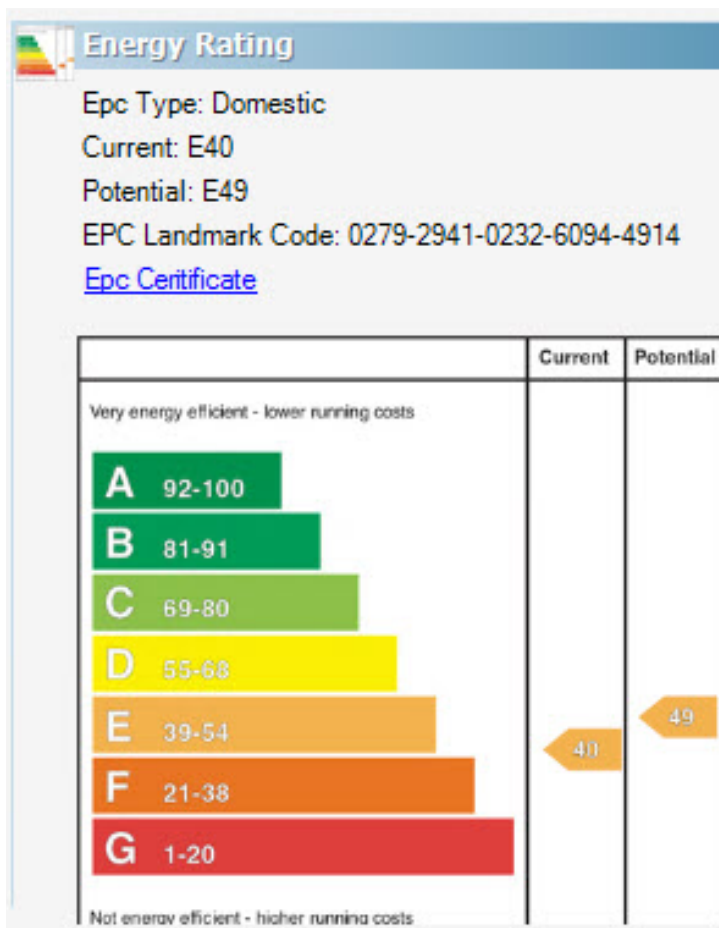
First Floor



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

18 Earlswood Road, Belfast

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