



36 Napoleons Gate Shore Road, Belfast, BT15 4FE

**Offers Around
£204,950**

We are delighted to offer for sale this extremely well presented semi detached villa located in a popular development just off the Shore and will ideally appeal to a variety of purchaser.

Inside the accommodation comprises tiled entrance hall with furnished cloakroom, good size lounge with feature hole in wall style fireplace with wood burning stove and a luxury fitted kitchen / diner with built in oven and hob and PVC double glazed double doors to rear. Upstairs there are three bedrooms master with ensuite and a separate luxury bathroom with white suite.

Other benefits include gas heating and PVC double glazing.

Outside there is a double width driveway at rear, garden to front in lawn and a fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

36 Napoleons Gate

Shore Road, Belfast, BT15 4FE



- Semi Detached Villa
- 3 Bedrooms Master Ensuite
- Good Sized Lounge
- Luxury Kitchen / Diner
- Downstairs WC
- Luxury White Bathroom
- Pvc Double Glazing / Gas
- Driveway & Gardens

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Tiled floor, radiator

FURNISHED CLOAKROOM

Low flush wc, corner wash hand basin, tiled floor, radiator

LOUNGE

16'1" x 10'6" (4.90m" x 3.20m")
Feature hole in wall style fireplace with wood burning stove, radiator

KITCHEN / DINER

17'5" x 11'7" (5.31m" x 3.53m")
Modern range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, stainless steel gas hob, stainless steel splashback, stainless steel

extractor fan, integrated fridge / freezer, plumbed for washing machine, tiled floor, radiator, pvc double glazed door to rear

FIRST FLOOR

LANDING

Access to roofspace via wooden fold down ladder

BEDROOM 1

12'3" x 10'7" at widest (3.73m" x 3.23m" at widest)

ENSUITE

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

BEDROOM 2

12'4" x 10'7" (3.76m" x 3.23m")
Radiator

BEDROOM 3

Radiator


BATHROOM

Luxury white suite comprising panelled bath, thermostatic shower above, screen, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, chrome heated towel radiator

OUTSIDE

Double width driveway at rear
Garden to front in lawn
Fully enclosed garden to rear in lawn with paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		





****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact the office. You home may be repossessed if you do not keep up your repayments on your mortgage.

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