



## 13 Delgany Avenue, Newton Park, Four Winds, Belfast, BT8 6PH

**Asking Price £232,500**

Situated in a quiet cul de sac in the Four Winds, this superb semi detached home is within walking distance to all the shops and transport links on Newton Park, as well as the Cairnshill Park and Ride and Forestside Shopping Centre with its array of retail units and Cafes.

The property itself is not only extended, but immaculately presented and comprises, spacious lounge / dining, extended sun room, downstairs w/c and modern fitted kitchen on the ground floor. Upstairs there are three good sized bedrooms and contemporary white bathroom suite.

Outside there is a driveway with ample parking leading to detached garage with private enclosed patio and garden to the side.

The present vendors have recently obtained planning consent to convert the loft space to a further two bedrooms with shower suite.

A fantastic home in a great location!

- Extended Detached Home
- Lounge / Dining
- Modern Fitted Kitchen
- White Bathroom Suite
- Driveway Leading To Detached Garage
- Three Bedrooms
- Extended Sun Room
- Downstairs w/c
- Gas Heating/Double Glazed
- Enclosed side garden and Patio

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		73	75
(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

## Entrance Hall



Double pvc doors to entrance porch, pvc glass panelled inner door with glazed side panels to entrance hall. Laminate flooring.

## Downstairs w.c



Low flush w/c with integrated sink unit and mixer taps.

## Lounge/Dining 23'0 x 11'9 (7.01m'0.00m x 3.58m )



Laminate flooring.  
Double pvc glass panelled doors to:



### Sun Room 16'1 x 9'2 (4.90m x 2.79m)



Laminate flooring. Spot-lights.  
Upvc doors providing access to side garden and patio.



### Modern Shaker Style Fitted Kitchen 12'2 x 7'8 (3.71m x 2.34m)



Excellent range of high and low level units, marble effect work surfaces, single drainer stainless steel sink unit with mixer taps, built in 4 ring hob with double oven, stainless steel overhead extractor fan, Breakfast bar. Plumbed for washing machine. Tiled flooring. Spot-lights.



## First Floor

Bedroom One 11'2 x 10'9 (3.40m x 3.28m)



Built in robe.

**Bedroom Two 11'3 x 10'1 (3.43m x 3.07m)**



Double built in robe.

**Bedroom Three 8'2 x 8'2 (2.49m x 2.49m)**



Double built in robe.

**White Bathroom Suite**



Comprising panelled bath with mixer taps, chrome shower unit with drench head shower attachment, wash hand basin with mixer taps, low flush w.c Heated chrome towel rail. Tiled flooring. Spotlights.



### Landing

Access to the roof space via fold down ladder, floored for storage

### Outside Front

Easily maintained loose stone area to front with range of plants and shrubs. Tarmac driveway with ample parking leading to a detached garage.

### Detached Garage 21'5 x 11'3 (6.53m x 3.43m)

Up and over door. Light and power.

### Side Garden



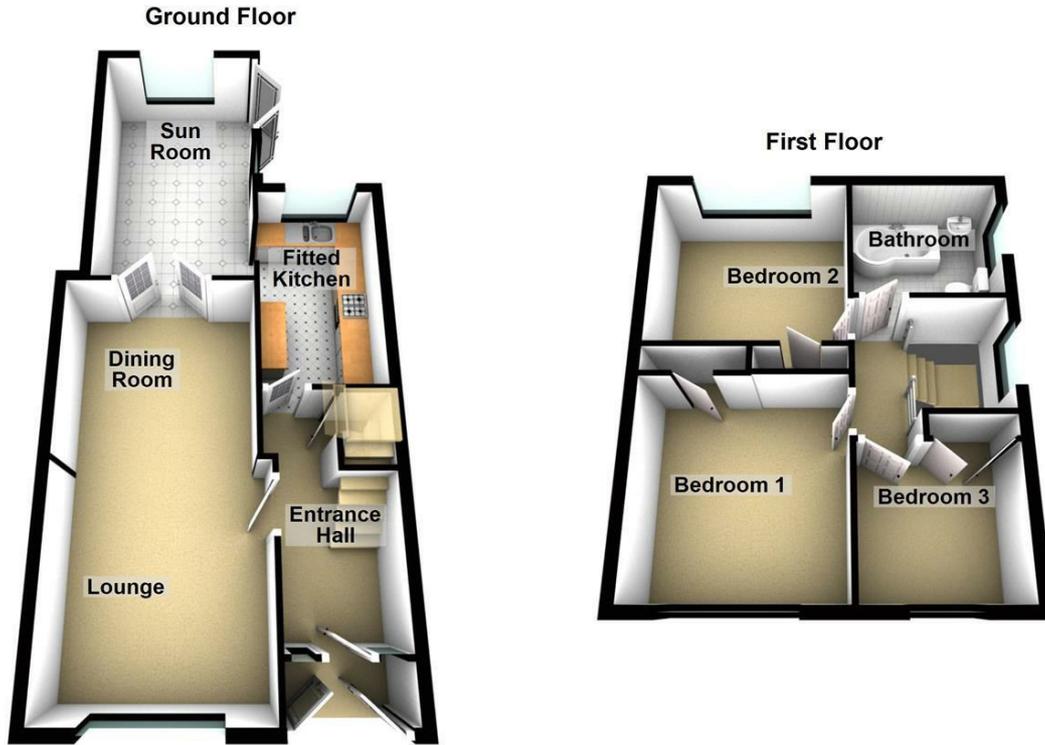
Private and enclosed side garden laid in lawns, bordered by timber fencing with flagged patio area.



Please note

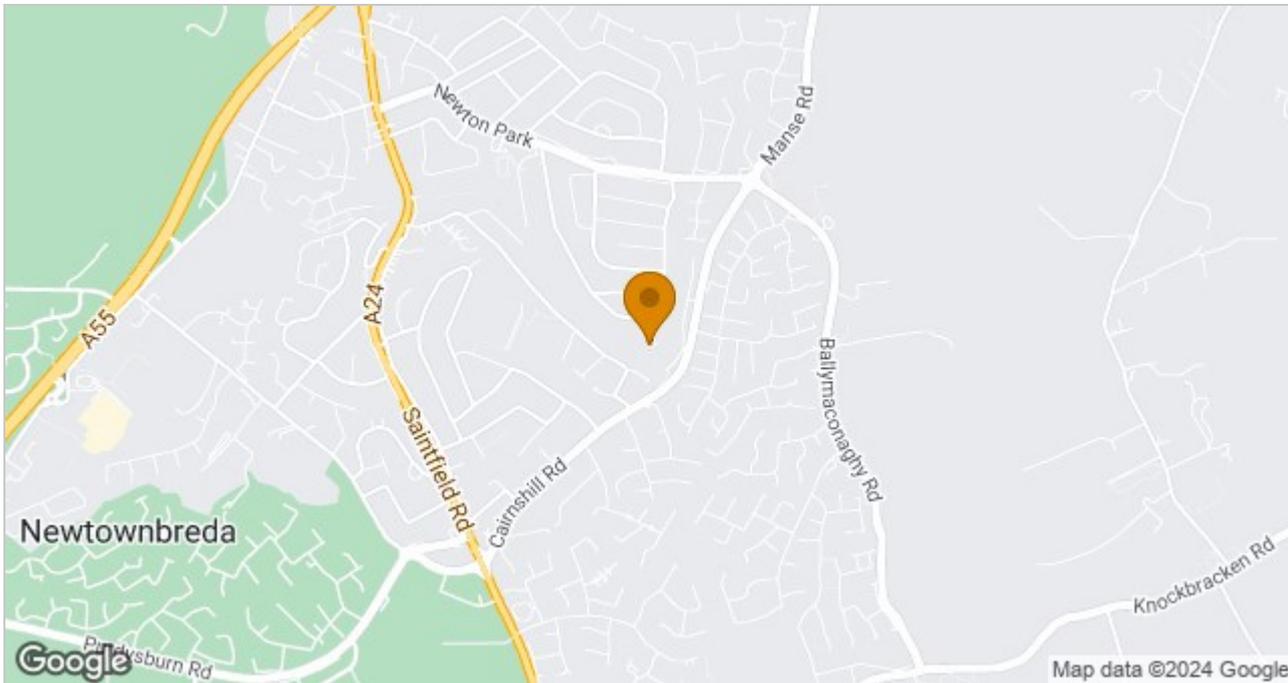


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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