



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 548 Oldpark Road , Belfast, BT14 6QJ

Stunning Extensively Refurbished Double Extended Semi Detached Residence.

A uniquely individual semi detached residence double extended and modernised to the highest possible standard by the present owners creating a stunning family home. The modern contemporary interior comprises 4 bedrooms, 2 reception rooms, extended integrated kitchen incorporating built-in double oven and gas hob, with patio doors to garden and modern white bathrooms to ground and first floor. The dwelling further offers upvc double glazed windows, gas central heating, extensive use of ceramic and wood laminate floor coverings, en-suite half bathroom, basement area. A south facing rear garden with feature decked area combines with a most convenient location close to the city and within walking distance of leading schools, public parks and excellent local shops makes this the perfect family home.

## Offers In The Region Of £190,000

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

# 548 Oldpark Road

, Belfast, BT14 6QJ



- Double Extended Semi Detached Villa
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Most Popular Location
- 4 Bedrooms 2 Reception Rooms
- En-Suite Half Bathroom
- South Facing Rear Garden With Sun Deck
- Twin Modern White Bathroom Suites
- Gas Central Heating
- Basement Area

**Entrance Hall**

Upvc double glazed front door, panelled radiator.

**Lounge**

13'6" x 11'11" (4.12 x 3.64)  
Bow window, attractive fireplace, gas fire, wood laminate floor, understair storage concealed gas boiler.

**Extended Dining Room**

16'11" x 8'2" (5.17 x 2.51)  
Wood laminate floor, feature radiator.

**Extended Kitchen**

15'10" x 9'9" (4.83 x 2.99)  
Bowl and a half single drainer stainless sink unit, extensive range of high and low level units, formica worktops, under double oven with gas hob, extractor fan, American fridge/freezer housing, stainless steel splash back, wood laminate floor, feature radiator, double glazed patio doors, recessed lighting.

**Lobby**

Utility cupboard, plumbed for washing machine, tumble dryer space.

**Bathroom**

Modern white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, feature radiator, fully tiled walls, ceramic tiled floor, recessed lighting.

**First floor**

Airing cupboard.

**Bedroom into Bay**

11'8" x 10'4" (3.57 x 3.17)  
Built-in mirrored slider robes.

**En- Suite**

White suite comprising wash hand basin, low flush wc, feature radiator, ceramic tiled floor, recessed lighting.

**Bedroom**

9'5" x 8'0" (2.89 x 2.44)  
Panelled radiator.

**Bathroom**

Contemporary white suite with chrome fittings comprising, walk-in shower, thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, chrome radiator, recessed lighting.

**Extended Bedroom**

14'8" x 7'7" (4.48 x 2.32)  
Recessed Lighting, panelled radiator.

**Extended Bedroom**

11'0" 7'10" (3.36 2.40)  
Built-in robe, panelled radiator, recessed lighting.

**Outside**

Gardens front, side and rear hard landscaped in brick paver, feature sun deck to rear with southernly aspect, out side light and tap.

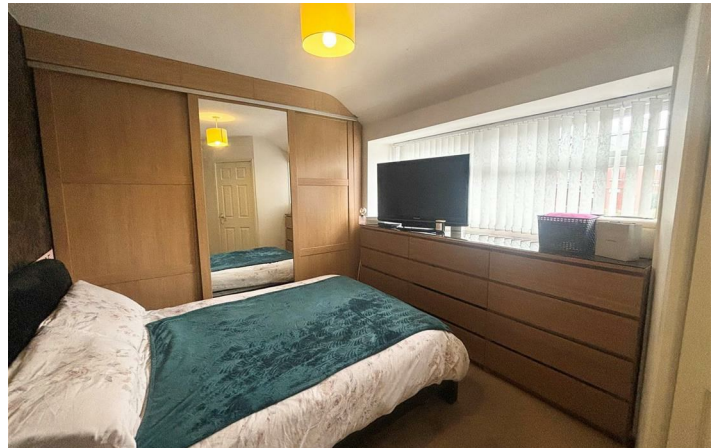
**Basement**

16'4" x 16'4" (5 x 5 )  
Upvc double glazed entrance door, light and power.



**Directions**





Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

