



## 548 Oldpark Road , Belfast, BT14 6QJ

**Offers In The Region Of  
£190,000**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
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" x 7'10" (3.36 x 2.40)

Built-in robe, panelled radiator, recessed lighting.

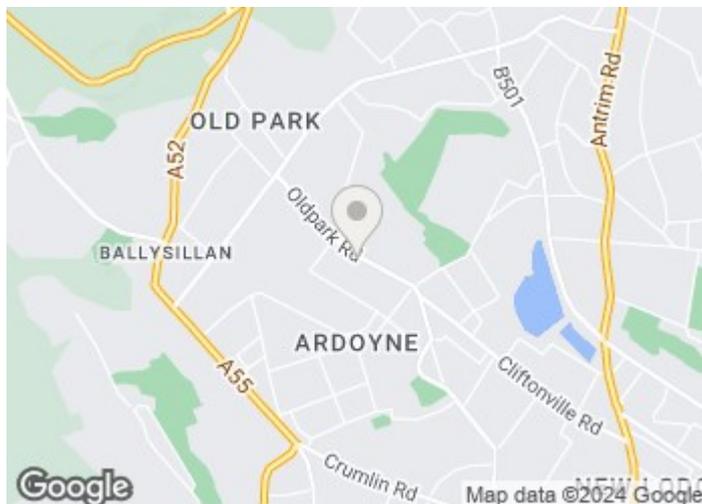
## Outside

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.

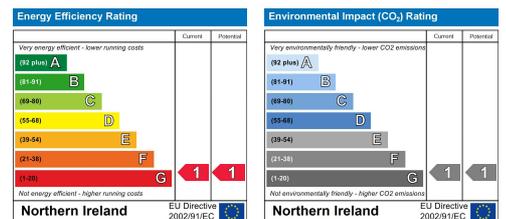


## Directions



# Floor Plan

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