



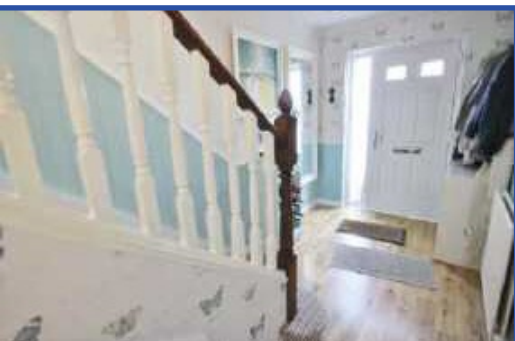
12 Shangarry Park, Belfast

Offers In The Region Of £249,950

Impressive Modernised and Extended Semi Detached Residence

Holding a prime position within this highly regarded and much sought after residential location this attractive period semi detached villa has been modernised and extended creating a beautiful family home. The spacious interior comprises 3 bedrooms, 3 reception rooms with lounge into bay, luxury fitted kitchen incorporating built- in double oven, ceramic hob and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, conservatory, wood burning stove and downstairs furnished cloakroom. A detached garage and private garden with south facing rear and a most convenient location with excellent schools, shopping, parks and public transport all within walking distance.

Internal inspection highly recommended.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
Northern Ireland				Northern Ireland			
		67	70			65	69

Entrance Hall

Composite entrance door, double panelled radiator, wood strip floor.

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

Living Room 14'3 x 12'3 (4.34m x 3.73m)

Into bay, wood strip floor, panelled radiator, hardwood fireplace, with granite inset



Lounge 11'0 x 12'3 (3.35m x 3.73m)

Hole in wall fireplace, wood burning stove, panelled radiator

OPEN PLAN:



Dining Room 9'10 x 8'0 (3.00m x 2.44m)

Porcelain tiled floor, panelled radiator

Double Doors:



Conservatory 10'10 x 10'4 (3.30m x 3.15m)

UPvc windows and rear door.



Kitchen 14'2 x 10'0 (4.32m x 3.05m)

Bowl and a half white ceramic sink unit, extensive range of high and low level units, formica worktops, built-in double oven and ceramic hob, stainless steel extractor fan, fridge/freezer housing, plumbed for washing machine, plumbed for dishwasher, concealed gas boiler, partly tiled walls, ceramic tiled floor, uPvc rear door.

Additional



First Floor

Landing, leaded light window, hot press, panelled radiator.

Bedroom 10'8 x 9'10 (3.25m x 3.00m)

Double panelled radiator.

Bedroom 12'7 x 11'3 (3.84m x 3.43m)

Panelled radiator.

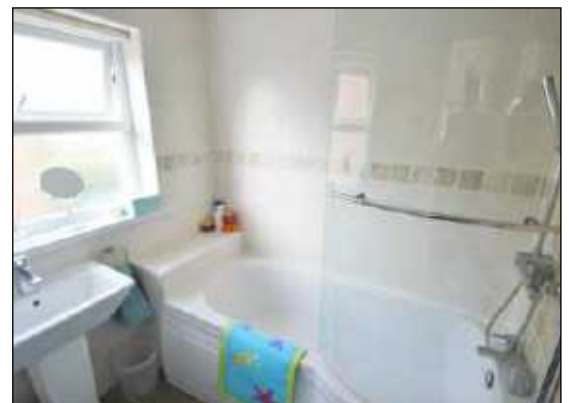
Bedroom 11'4 x 12'7 (3.45m x 3.84m)

Panelled radiator.



Bathroom

White suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, recessed lighting, panelled radiator.



Roof Space

Floored and sheeted, electric light.

Outside

Gardens front and rear in lawns, shrubs and flowerbeds, driveway.



Detached Garage

