



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



108 Kilcoole Gardens , Belfast, BT14 8LJ

**Offers In The Region Of
£160,000**

Superb Extensively Refurbished Modern Constructed Semi Detached Villa In A Cul-De-Sac Position

A beautifully presented and remodelled semi detached villa of modern construction holding an excellent position within this much admired cul-de sac development. The modernised interior comprises 3 bedrooms, lounge with bow window, dining room leading to superb open plan fully integrated kitchen and contemporary white bathroom suite. The dwelling further offers upvc double glazed windows, extensive use of ceramic and wood laminate flooring coverings, built-in mirrored slider robes, gas central heating, superb roof space and has been presented to the highest standard throughout. A south facing rear with hard landscaped gardens with wooded glen beyond and slightly elevated site adds the finishing touches to a home which will have immediate appeal.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(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	69	71
EU Directive 2002/91/EC		

108 Kilcoole Gardens

, Belfast, BT14 8LJ



- Modern Constructed Red Brick Semi Detached Villa
- Contemporary White Bathroom
- Superb Roofspace
- Highest Presentation.
- 3 Bedrooms Open Plan Reception Rooms
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- Luxury Integrated Fitted Kitchen
- Gas Fired Central Heating
- Built-in Mirrored Slider Robes

Open Plan Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator.

Lounge With Bow Window

16'7" x 12'9" (5.08 x 3.89)

Wood laminate floor, double panelled radiator, recessed lighting.

Dining Room

11'1" x 8'9" (3.38 x 2.67)

Wood laminate floor, Upvc double glazed patio doors.

Kitchen

11'3" x 7'8" (3.43 x 2.35)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven microwave housing, ceramic hob, canopy extractor fan, integrated fridge/freezer, integrated dishwasher,

integrated washing machine, splash back, recessed lighting, wood laminate floor covering.

First Floor

Landing airing cupboard.

Bathroom

Contemporary white suite comprising panelled bath, chrome fittings, telephone hand shower, pedestal wash hand basin, low flush wc, pvc panelled walls, pvc ceiling, chrome radiator, recessed lighting.

Bedroom

10'2" x 10'0" (3.123 x 3.06)

Extensive range of built-in mirrored slide robes, panelled radiator, wood laminate floor.

Bedroom

11'4" x 9'3" (3.47 x 2.83)

Panelled radiator, wood laminate floor.

Bedroom

8'8" x 7'3" (2.66 x 2.22)

Panelled radiator, wood laminate floor.

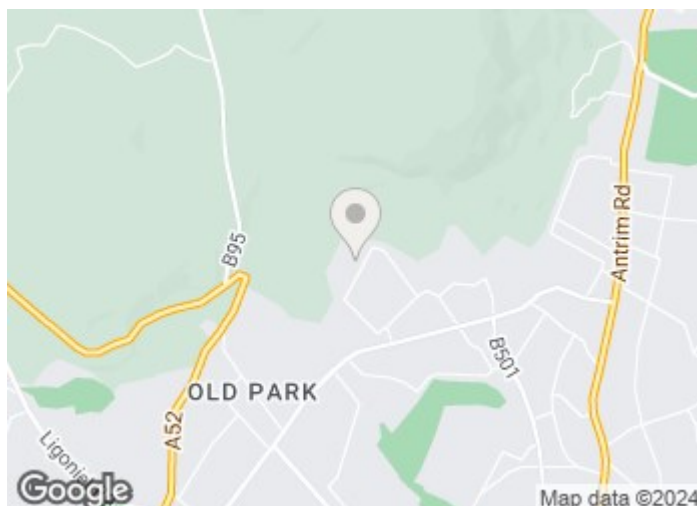
Roofspace

16'7" x 10'8" (5.06 x 3.27)

Fixed staircase, twin velux rooflights, under eaves storage, panelled radiator, wood laminate floor, recessed lighting, concealed gas boiler.

Outside

Gardens front in lawns shrubs and flower beds south facing rear hard landscaped store dog run, out side light and power. Driveway.



Directions



Floor Plan

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