



## 31 Waterloo Park North , Belfast, BT15 5HW

**Offers In The Region Of  
£450,000**

A Stunning Beautifully Presented And Modernised Detached Bungalow Affording Adaptable Accommodation Within This Most Admired Residential Location.

Situated within what is undeniably one of the Antrim Road's most prestigious parks, this impressive generously proportioned family home will impress with its versatile and adaptable accommodation. Nestling at the foot of Belfast's most picturesque Cavehill this superb interior comprises 5 bedrooms, 2 reception rooms. Stunning open plan kitchen with island unit and dining area, deluxe family bathroom with second shower room in white suite. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, gas fired central heating, wood burner, and extensive use of wood strip and ceramic floor coverings through out. An attached garage with utility area and stores combines with mature landscaped gardens with superb patio areas gardens with fabulous views over Belfast's Cavehill and its ever changing vista combine with the perfect cul de sac location creating the perfect family home worthy of your immediate attention.

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		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 31 Waterloo Park North

, Belfast, BT15 5HW



- Stunning Detached Bungalow
- Luxury Integrated Kitchen
- Attached Garage
- 5 Bedrooms 2+ Reception Rooms
- Upvc Double Glazed Windows
- Cul De Sac Location
- Twin Modern Bathrooms
- Gas Central Heating
- Fabulous Gardens

## Entrance Hall

Hard wood entrance door, panelled walls, ceramic tiled floor.

## Lounge into Bay

16'7" x 13'2" (5.07 x 4.03)

Attractive brick fireplace, wood burner, wood strip floor, panelled radiators.

## Snug

12'0" x 10'6" (3.67 x 3.22)

Wood strip floor, panelled radiator.

## Kitchen Dining

22'5" x 11'11" (6.85 x 3.65)

Sink unit with granite drainer, extensive range of high and low level units granite worktop, integrated under oven and ceramic hob, stainless steel canopy extractor, integrated fridge and freezer, integrated microwave and plat warmer, integrated dishwasher, tall larder, broom cupboard, Island unit, partly tiled walls, recessed lighting, panelled radiator, ceramic tiled floor. Dining area, Upvc double glazed patio doors.

## Bedroom

15'7" x 12'0" (4.77 x 3.66)

Wood strip floor, panelled radiator.

## Bedroom

12'0" x 10'2" (3.66 x 3.10)

Built-in mirrored slider robe, panelled radiator

## Bathroom

Modern white suite, walk in shower thermostatic drench shower, telephone hand shower, vanity unit, low flush Wc, panelled radiator, fully tiled walls, ceramic tiled floor, airing cupboard concealed gas boiler.

## First Floor

Landing wood strip floor, panelled radiator.

## Bedroom

12'4" x 11'6" (3.77 x 3.52)

Wood strip floor, under eaves storage, panelled radiator.

## Bedroom

14'6" x 4'7" (4.44 x 1.41)

Wood strip floor.

## Bathroom

Modern white suite comprising panelled bath telephone hand shower, shower cubical electric shower, vanity unit, low flush wc, fully tiled walls ceramic tiled floor panelled radiator.

## Bedroom

19'0" x 15'0" (5.81 x 4.58)

Dormer window, window seating, wood strip floor panelled radiator.

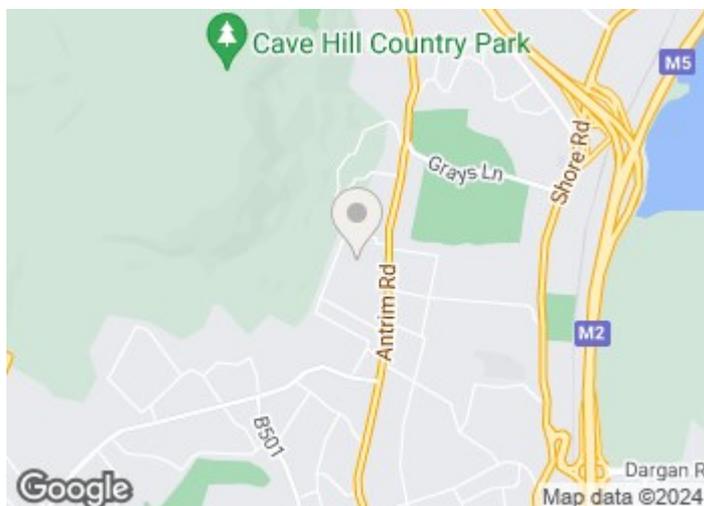
## Attached Garage

28'8" x 10'7" (8.74 x 3.25)

Roll shutter door, light and power, plumbed for washing machine, twin stores. Driveway.

## Outside

Mature gardens front and rear in lawns shrubs and flower beds. Superb patio areas, outside light and tap.

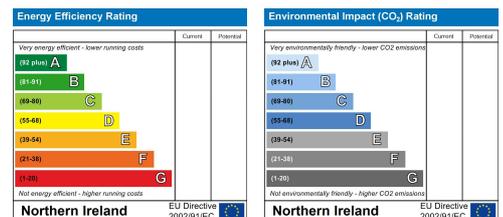


## Directions



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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