



ULSTER PROPERTY SALES

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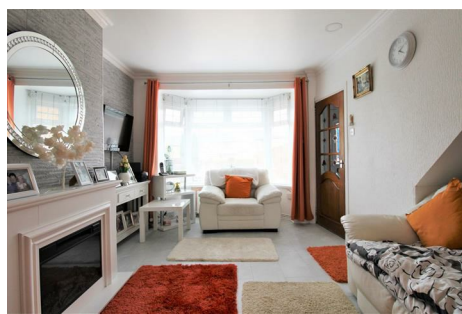
CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



4 Estoril Park , Belfast, BT14 7NH

Offers Over £124,950

Individual Double Extended End of Terrace Maintained To An Excellent Standard Over The Years

A fabulous opportunity to purchase one of a kind double extended end of terrace set within this most popular section of the Ardoyne. The interior comprises 2 bedrooms to include extended bedroom with open plan en suite shower room, superb roof space, 2 reception rooms with lounge into bay, extended fitted kitchen and classic white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, mirrored slide robes to both bedrooms and double dividing doors between lounge and dining room.

Off street car parking and lawned garden to front combine with the most convenient location to make this the ideal starter home.

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		
		EU Directive 2002/91/EC

4 Estoril Park , Belfast, BT14 7NH



- Double Extended End of Terrace
- 2 Bedrooms
- 2 Reception Rooms
- Extended Fitted Kitchen
- Extended Bedroom With Ensuite
- Gas Central Heating
- Superb Roof Space
- Classic White Bathroom Suite
- uPvc Double Glazed

Entrance

uPvc double glazed entrance door, ceramic tiled floor.

Lounge

10'7" x 13'3" (3.23 x 4.04)

Into bay, wood laminate floor, double panelled radiator, panelled radiator.

Double Dividing Doors:

Dining Room

13'6" x 7'7" (4.12 x 2.32)

Double panelled radiator, wood laminate floor.

Extended Kitchen

9'7" x 8'2" (2.93 x 2.51)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and ceramic hob,

fridge/freezer space, plumbed for washing machine, fully tiled walls, ceramic tiled floor, pvc ceiling, double panelled radiator.

First Floor

Landing

Extended Bedroom

15'0" x 8'2" (4.59 x 2.49)

Built-in slide robes, panelled radiator

Open Plan

En Suite Shower Room

Comprising shower cubicle, telephone hand shower, pedestal wash hand basin, o partly tiled walls, ceramic tiled floor, concealed gas boiler, double panelled radiator.

Bathroom

White suite comprising panelled bath,

pedestal wash hand basin, low flush wc, double panelled radiator, half tiled walls, ceramic tiled floor.

Bedroom

9'5" x 8'2" (2.89 x 2.51)

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

Fixed Staircase

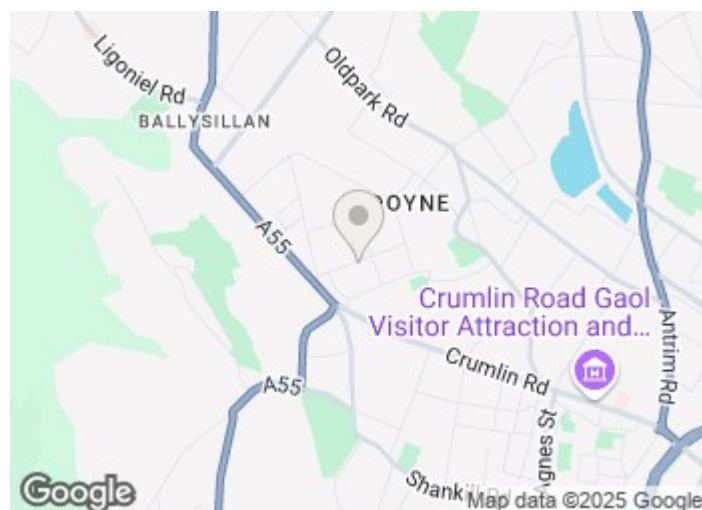
Roof Space

7'7" x 11'8" (2.33 x 3.58)

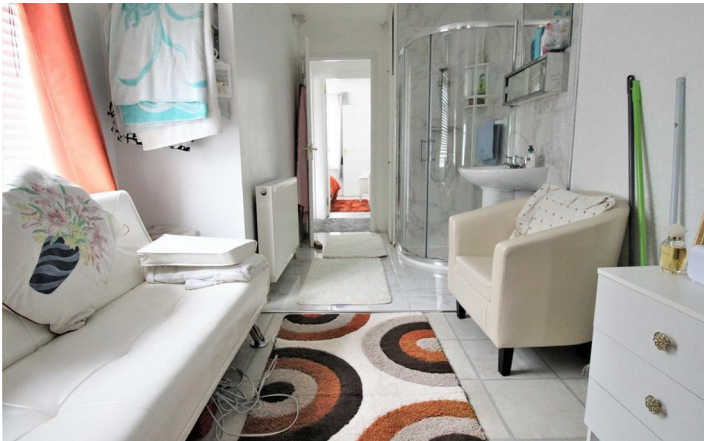
Floored and sheeted, panelled radiator, Velux roof light, wood laminate floor, under eaves storage.

Outside

Extensive front garden with driveway and lawn, enclosed rear.



Directions



Floor Plan

4 Estoril Park, BELFAST, BT14 7NH



Total Area: 58.5 m² ... 630 ft²
All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) 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		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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