



15 Ashley Gardens , Belfast, BT15 4DN

**Offers In The Region Of
£325,000**

A HANDSOME PERIOD DETACHED RESIDENCE EXTENDED AND MORNERISED CREATING A MAGNIFICENT HOME WITHIN THIS EXCEPTIONALLY POPULAR LOCATION.

A beautifully presented period detached residence holding a prime position within this highly desirable and sought after residential location. The richly appointed extended accommodation comprises 3 bedrooms, 2 plus reception rooms extended stunning integrated kitchen complete with stainless steel range and granite worktops with island unit and bathroom in classic white suite with roll top claw feet bath and separate shower cubical. The dwelling further offers gas central heating, Upvc double glazed windows with feature leaded light detail, Pvc fascia and eaves with replacement rainwater goods and replacement roof but yet retains much period detail. A super garage with modern white shower room combines with mature landscaped gardens and the perfect location with leading schools, public transport, Cavehill country park and Fortwilliam golf course all within walking distance.

This is a home which will not disappoint immediate viewing is strongly recommended.

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	45	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

15 Ashley Gardens

, Belfast, BT15 4DN



- Handsome Extended Detached Villa
- 3 Bedrooms 2+ Reception Rooms
- Extended Integrated Luxury Kitchen
- Victorian Style Bathroom
- Fabulous Garage Landscaped Gardens
- Gas Central Heating
- Pvc Facia & Eves
- Reroofed Replacement Rain Water Goods
- Highly Sought After Location
- Upvc Double Glazed Windows

Enclosed Entrance Porch

Composite entrance door, original tiled floor.

Entrance Hall

Original glazed vestibule door, original tiled floor. Corniced ceiling. Leaded light window.

Lounge in to Bay

13'11" x 13'1" (4.26 x 4.01)

Attractive hardwood fireplace, tiled inset, leaded light detail, panelled radiator, picture rail, corniced ceiling, ceiling rose, parquet flooring.

Extended Living Room

18'11" x 10'9" (5.77 x 3.28)

Period cast iron fireplace, built-in shelving, picture rail, corniced ceiling, 2 panelled radiators, picture rail, Dining area , under stairs cloaks, panelled radiator, wood strip floor.

Extended Kitchen

12'9" x 11'6" (3.89 x 3.53)

Double Bowl Belfast sink unit, extensive

range of high and low level units granite

work tops, stainless steel Hoover range,

stainless steel canopy extractor, integrated

under fridge and freezer, integrated washing

machine, integrated dishwasher, Island unit,

breakfast bar, granite splash back, recessed

lighting, panelled radiator, ceramic tiled

floor, Upvc double glazed rear door.

First Floor

Leaded light window, panelled radiator.

Bathroom

Victorian style white suite comprising

Bedroom

10'9" x 10'7" (3.30 x 3.23)

Cast iron fireplace, panelled radiator, wood laminate floor.

Bedroom

13'8" x 7'3" (4.19 x 2.21)

Panelled radiator, picture rail, wood laminate floor.

Bedroom

11'10" x 10'2" (3.61 x 3.12)

Cast iron fireplace. two panelled radiator, picture rail.

Garage

27'11" x 9'6" (8.53 x 2.9)

Floored sheeted and plastered. Shower room, modern white suite comprising shower cubical, thermostatically controlled shower unit, Pvc panelled walls, pedestal wash hand basin, low flush Wc, ceramic tiled floor. Divided section wood strip floor, panelled radiator. Entrance area recessed lighting. Upvc double glazed windows and exterior door.

Outside

Landscaped gardens front and rear in lawns shrubs and flower beds , decked area, paved patio areas, Brick paving driveway. Outside light and tap.



Directions



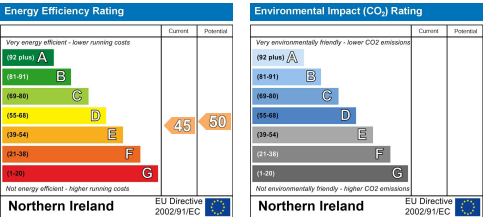
Floor Plan

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Total Area: 126.0 m² ... 1356 ft²
All measurements are approximate and for display purposes only

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