



ULSTER PROPERTY SALES

# UPS

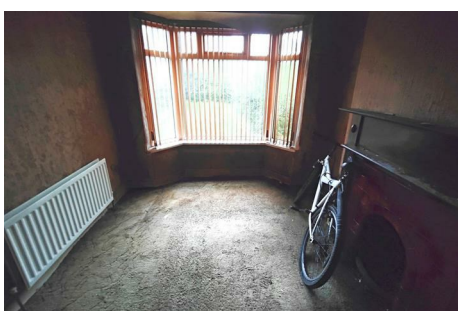
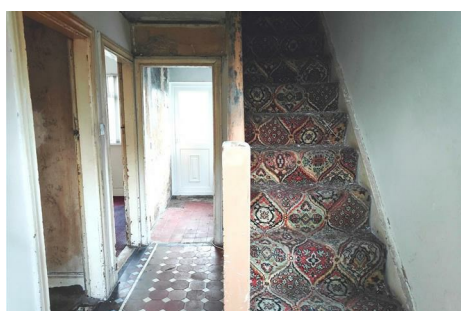
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 662 Oldpark Road , Belfast, BT14 6QN

**Offers In The Region Of  
£89,950**

Period Semi Detached Villa Requiring Renovation Works Holding A Prime Main Road Position With In This Ever Popular Location!

Holding a prime position close to the City this attractive period semi detached villa is ideally suited to an investor or DIY enthusiast alike. The interior comprises 3 bedrooms, 2 reception rooms, kitchen and white bathroom suite. The dwelling further offers gas fired central heating, Upvc double glazed windows and benefits from off street carparking and extensive gardens front and south facing rear.

Low outgoings and a most convenient location make this the perfect project for the canny investor or home buyer alike.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	56	59
EU Directive 2002/91/EC		



# 662 Oldpark Road

, Belfast, BT14 6QN



- Handsome Period Semi Detached Villa
  - Kitchen
  - Gas Central Heating
  - Superb Opportunity
- Prime Main Road Position
  - Bathroom In Modern White Bathroom Suite
  - South Facing Rear Garden
- 3 Bedrooms 2 Reception Rooms
  - Upvc Double Glazed Windows
  - Requires Modernisation Works

### Open Entrance Porch

#### Entrance Hall

Upvc double glazed entrance door, original tiled floor, panelled radiator, under stair storage

#### Lounge into Bay

12'9" x 9'11" (3.90 x 3.03)  
Original fire place, tiled inset, panelled radiator

#### Dining Room

11'1" x 9'11" (3.39 x 3.03)  
Panelled radiator.

#### Kitchen

6'7" x 6'1" (2.03 x 1.87)  
Double drainer stainless steel sink

unit, original tiled floor, Upvc double glazed rear door.

#### First Floor

Landing

#### Bathroom

Modern white suite shower cubical, electric shower, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, panelled radiator.

#### Bedroom

10'3" x 10'2" (3.13 x 3.11)  
original cast iron fireplace, panelled radiator ,concealed gas boiler.

#### Bedroom

11'4" x 9'8" (3.46 x 2.95)  
Panelled radiator.

#### Bedroom

6'4" x 6'2" (1.95 x 1.88)

#### Outside

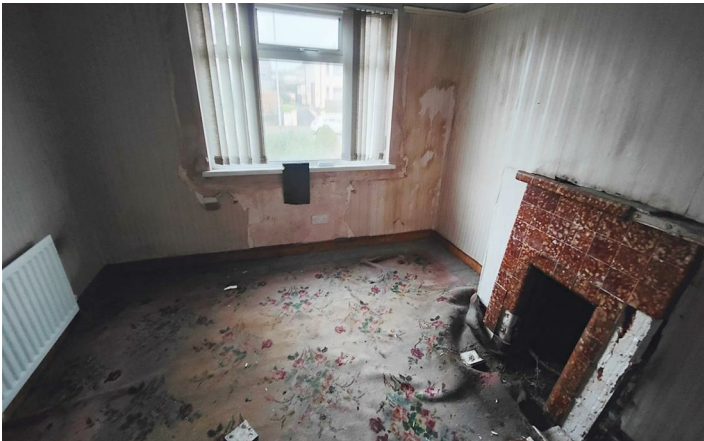
Mature gardens front and south facing rear in lawns shrubs and flower beds.

Driveway.



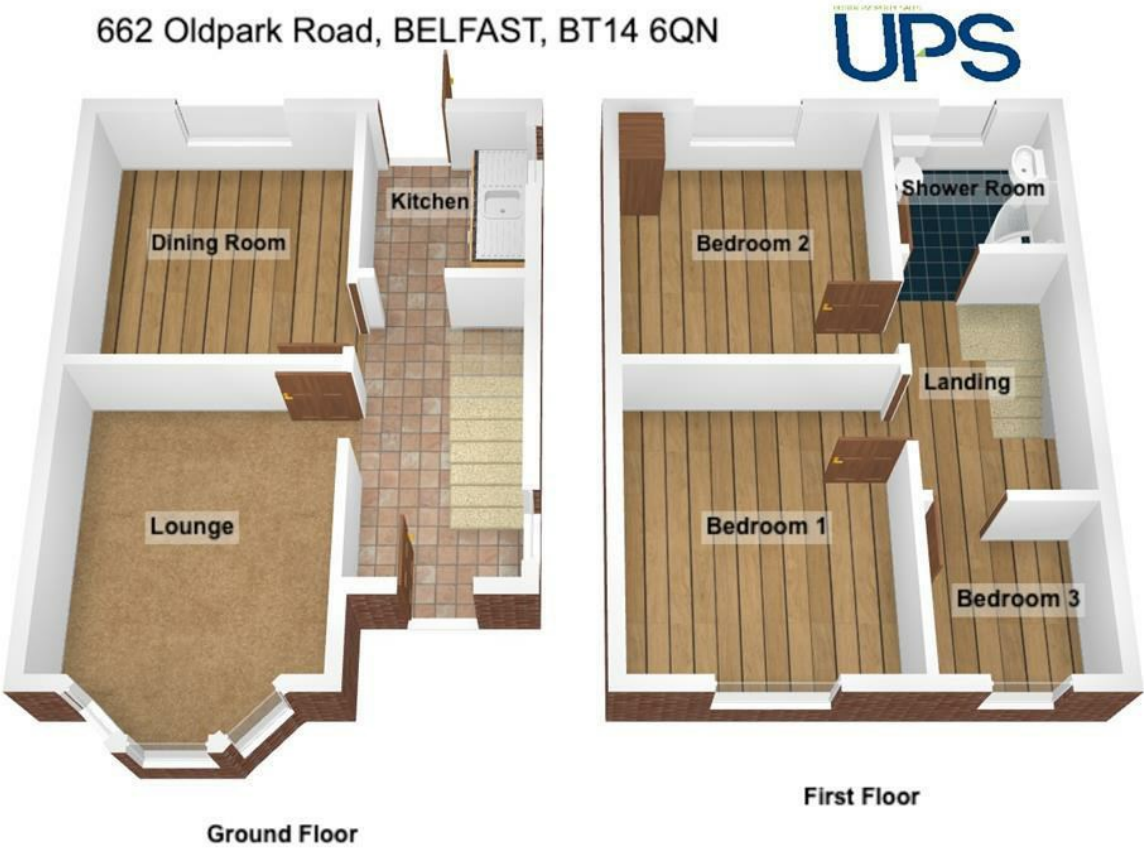
### Directions







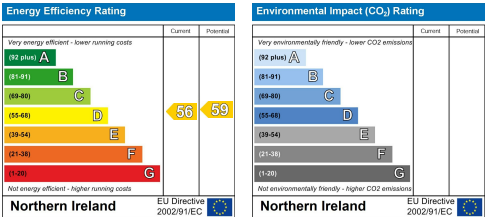
Floor Plan



Total Area: 62.5 m² ... 673 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.



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BALLYHACKAMORE 028 9047 1515	BANGOR 028 9127 1185	CAVEHILL 028 9072 9270	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
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