



ULSTER PROPERTY SALES

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2 Innisfayle Gardens , Belfast, BT15 4GJ

Offers In The Region Of £175,000

A Handsome Red Brick Period Semi Detached Villa Holding A Slightly Elevated Site Within A Cul De Sac Position.

A superb period semi detached villa holding a slightly elevated position within this highly regarded and much admired residential location minutes from the city. The property has benefited from a modernisation programme in past years and on inspection will afford excellent sized living accommodation. The interior comprises 3 bedrooms, 2 reception rooms to include lounge into bay, living room and superb fitted kitchen incorporating built-in oven, ceramic hob, with excellent utility room off. The dwelling further offers a modern white family bathroom complete with separate shower cubical, gas central heating, uPvc double glazed windows, replacement internal doors, pvc fascia and eaves and extensive use of wood strip and ceramic floor coverings. A private rear garden with southerly aspect and garage combines with a quite cul-de sac position to make this the perfect family home - Early viewing is highly recommended.

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		
Northern Ireland		EU Directive 2002/91/EC

2 Innisfayle Gardens

, Belfast, BT15 4GJ



- Handsome Red Brick Semi Detached Villa
- Utility Room
- Modern White Bathroom Suite
- Pvc Facia And Eves
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Detached Garage Driveway
- Modern Fitted Kitchen
- Gas Central Heating
- Private Gardens

Entrance Hall

Upvc double glazed entrance door, wood strip floor, panelled radiator, under stair storage.

Lounge into Bay

13'2" x 10'3" (4.03 x 3.14)
Feature Sandstone fireplace, wood strip floor, wall light point, double panelled radiator.

Living Room

11'6" x 10'10" (3.53 x 3.31)
Cast Iron fireplace, wood strip floor, double panelled radiator.

Kitchen

9'3" x 6'11" (2.84 x 2.13)
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel splash back, stainless steel canopy extractor fan, breakfast bar, ceramic tiled floor.

Utility Room

13'6" x 6'4" (4.14 x 1.94)
Range of low level units, formica worktops, tall larder broom cupboard, fridge/freezer space, plumbed for washing machine, tumble dryer space, wall mounted gas boiler, recessed lighting, ceramic tiled floor, Upvc double glazed rear door.

First Floor

Landing, wood laminate floor, panelled radiator.

Bedroom

10'11" x 10'11" (3.35 x 3.33)
Wood laminate floor, panelled radiator.

Bathroom

Modern white suite comprising panelled bath, telephone hand shower, vanity unit, low flush wc, shower cubical, thermostatically controlled shower unit , Pvc panelled walls and ceiling, recessed lighting, chrome panelled radiator.

Bedroom

11'2" x 10'0" (3.42 x 3.07)
Wood laminate floor, panelled radiator.

Bedroom

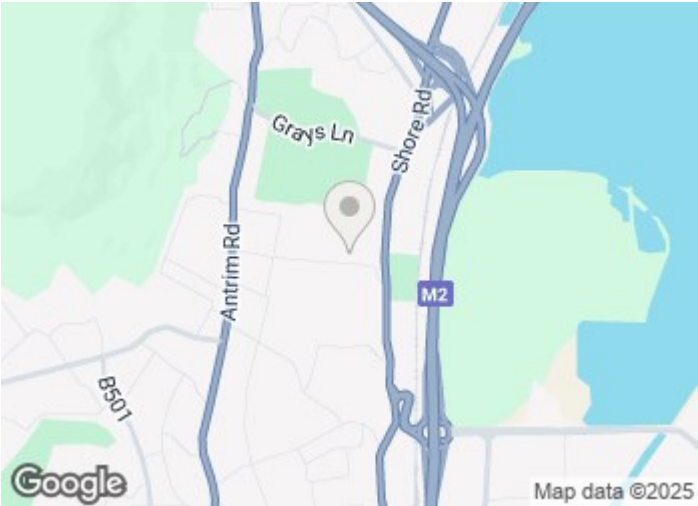
8'0" x 7'7" (2.46 x 2.33)
Panelled radiator.

Detached Garage

20 x10 (6.10m x3.05m)
Up and over door, Driveway.

Outside

Gardens front in lawns shrubs and flower beds. Rear garden in extensive stone chip and patio areas, outside light and tap, Garden shed.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

