



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 1 Lupus Grove , Belfast, BT14 8PX

**Offers Over £175,000**

Superb Modern Constructed Semi Detached Chalet Bungalow Holding A Cul De Sac Position.

Holding an excellent site this superb modern built semi detached chalet bungalow offers spacious modern accommodation throughout. The modern interior comprises 4 bedrooms to ground and first floors, spacious lounge, generous modern fitted kitchen and classic white bathroom to ground floor and en-suite shower room to first floor. The dwelling further offers double glazed windows, gas central heating, extensive use of porcelain and wood laminate floor coverings and benefits from the highest standard of presentation. Gardens front, side and rear with driveway combine with excellent local amenities and public transport all within walking distance to make this the perfect family home - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>	70	71
EU Directive 2002/91/EC		



# 1 Lupus Grove

, Belfast, BT14 8PX



4



2



1



C

- Superb Modern Constructed Chalet Bungalow
- Classic White Bathroom
- Gas Central Heating
- Highest Presentation
- 4 Bedrooms Spacious Lounge
- En Suite Shower Room To First Floor
- Private Low Maintenance Gardens Off Street Carparking
- Fitted Kitchen With Dining
- Double Glazed Windows
- Cul De Sac Location

## Open Entrance Porch

### Entrance Hall

Composite Entrance door, porcelain tiled floor, double panelled radiator.

### lounge

14'10" x 13'9" (4.53 x 4.20)

Attractive fireplace, porcelain tiled floor, double panelled radiator.

### Kitchen

12'4" x 10'5" (3.76 x 3.18)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob ,canopy extractor fan, fridge freezer space, plumbed for a washing machine, tumble dryer space, gas boiler, partly tiled walls, porcelain tiled floor, hardwood door to rear.

### Dining Area

Porcelain tiled floor, Pvc double glazed rear door.

## Inner lobby

Airing cupboard hot press, downstairs storage.

### Bedroom

13'6" x 9'5" (4.12 x 2.89)

Attractive fireplace, built-in robe, porcelain tiled floor, panelled radiator.

### Bedroom

11'6" x 9'5" (3.53 x 2.88)

Porcelain tiled floor, double panelled radiator.

### Bathroom

Classic white suite comprising panelled bath and half, shower screen, thermostatic shower, pedestal wash hand basin, low flush wc, partly tiled walls, porcelain tiled floor.

### First Floor

Landing, built-in storage, wood laminate flooring.

## Bedroom

13'3" x 9'4" (4.04 x 2.85)

Built-in mirrored slider robes, twin velux roof lights.

### Bedroom

13'7" x 9'4" (4.16 x 2.85)

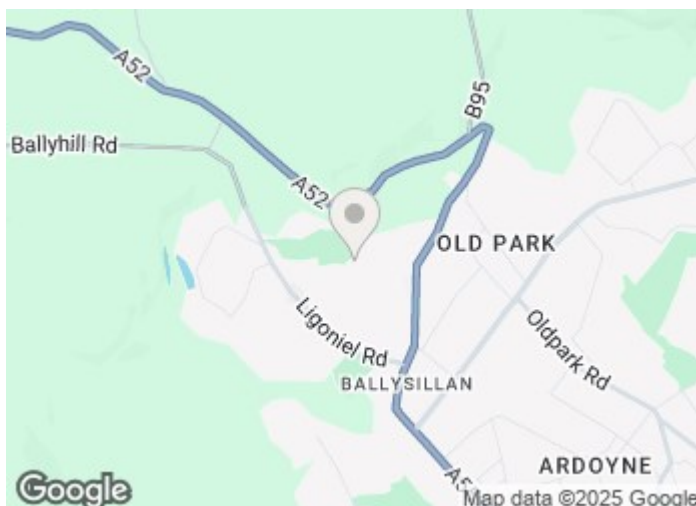
Built-in robe.

### En-suite Shower Room

Contemporary white suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partially tiled walls, ceramic tiled floor, extractor fan, velux roof light.

### Outside

Double gates to tarmac driveway, paved path, mature lawn, brick boundary wall. Landscaped rear garden in patio, artificial lawn, stone chip, horizontal panel fencing, extensive patio are, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

