



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



112 Kilcoole Park , Belfast, BT14 8LD

Offers In The Region Of £149,950

An Attractive Red Brick Semi Detached Villa Holding A Prime Position Within This Highly Regarded Residential Location.

A superb opportunity to purchase an attractive red brick semi detached villa holding an excellent position within this ever popular location. The interior comprises 3 bedrooms, lounge, fitted kitchen with dining area and modern bathroom in white suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, wc to first floor, built-in mirrored slider robes, pvc fascia and eaves, replacement rainwater goods, wood laminate floor coverings and has undergone improvement works in past years maintaining the property to an excellent standard over the years. Private gardens front and south facing rear combines with a most convenient location with excellent shopping, the Cavehill country park, public transport and leading schools all within walking distance. Immediate viewing 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

112 Kilcoole Park

, Belfast, BT14 8LD



- Superb Red Brick Semi Detached Villa
- Modern White Bathroom Suite
- Pvc Facia And Eves
- Highly Regarded Location
- 3 Bedrooms, Lounge
- Oil Fired Central Heating
- En-Suite Wc
- Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Delightful Private Rear Gardens

Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

Lounge

14'10" x 10'5" (4.53 x 3.20)

Attractive quartz fireplace tiled hearth, panelled radiator.

Inner Lobby

Under stairs storage, plumbed for a washing machine, hot press, uPvc double glazed rear door.

Kitchen

10'5" x 8'10" (3.20 x 2.70)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, integrated extractor fan, fridge/freezer housing, fully tiled walls, ceramic tiled floor.

Dining Area

Panelled radiator

Bathroom

Modern white suite comprising shower cubicle, electric shower unit, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, chrome radiator

First Floor

Landing

Bedroom

9'5" x 6'11" (2.88 x 2.12)

Panelled radiator, wood laminate floor

Bedroom

10'3" x 8'0" (3.14 x 2.46)

Panelled radiator, wood laminate floor

Bedroom

12'5" x 10'6" (3.81 x 3.21)

Extensive range of built-in mirrored

slider robes, panelled radiator, wood laminate floor

En-Suite

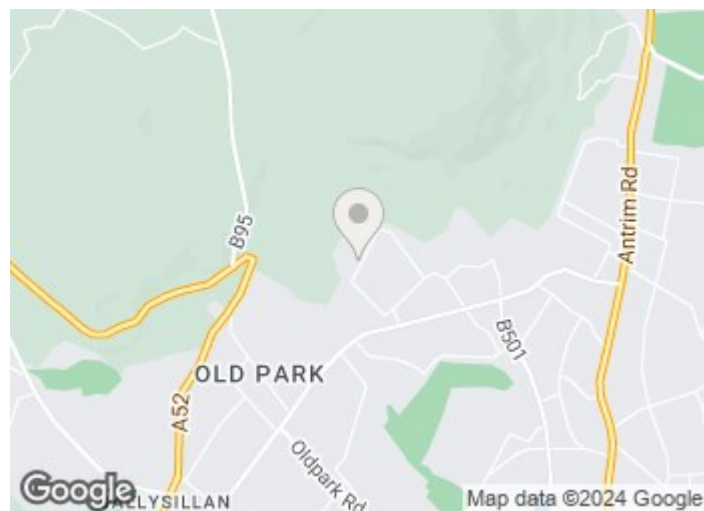
Comprising wash hand basin, low flush wc. Fully tiled walls

Roof Space

Slings by type ladder

Outside

Mature gardens front and rear in lawns, shrubs and flower beds. paved patio area, garden shed, out side light and tap, boiler house, oil boiler, oil tank. Paved driveway.



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.

