



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



46 Brae Hill Park , Belfast, BT14 8FP

An Attractive Extended Red Brick Semi Detached Villa In An Ever Popular Cul De Sac Location.

Holding a mature site within this quite cul de sac location this attractive extended red brick semi detached villa will impress. The spacious interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen incorporating built-in under oven and ceramic hob and disabled modern white bathroom suite. The dwelling further offers upvc double glazed windows, oil fired central heating, downstairs furnished cloakroom with utility area, pvc fascia and eaves, replacement rainwater goods, extensive use of wood laminate floor coverings and has benefited from improvement works over a period of time. Beautifully presented throughout this home will have immediate appeal to those seeking a convenient location with space to grow.

Internal Inspection Highly Recommended.

Offers In The Region Of £139,950

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	63	68
		EU Directive 2002/91/EC

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- Extended Handsome Red Brick Semi Detached Villa
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Private Gardens
- Cul De Sac Location
- Downstairs Furnished Cloakroom
- Oil Fired Central Heating
- 3 bedrooms 2 Reception Rooms
- Utility Area
- White Bathroom Suite

Entrance Hall

Upvc double glazed entrance door, two panelled radiator.

Lounge

10'9" x 10'6" (3.28 x 3.22)
Double panelled radiator.

Living Room

14'4" x 9'11" (4.38 x 3.04)
Wood laminate floor, double panelled radiator.

Kitchen

10'7" x 7'5" (3.25 x 2.27)
Single drainer white 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, breakfast bar, panelled radiator, part tiled walls, panelled radiator, Upvc double glazed door.

Rear Lobby

Upvc double glazed rear door.

Extended Furnished Cloakroom

Contemporary white suite, vanity unit, low flush wc, panelled radiator.

Utility Area

Plumbed for washing machine.

First Floor

Landing, panelled radiator

Bathroom

White suite, disabled shower, electric shower, vanity unit, low flush wc, panelled radiator, Pvc panelled walls and ceiling.

Bedroom

11'3" x 10'1" (3.43 x 3.09)
Panelled radiator. wood laminate floor

Bedroom

13'8" x 10'1" (4.18 x 3.09)
Panelled radiator.

Bedroom

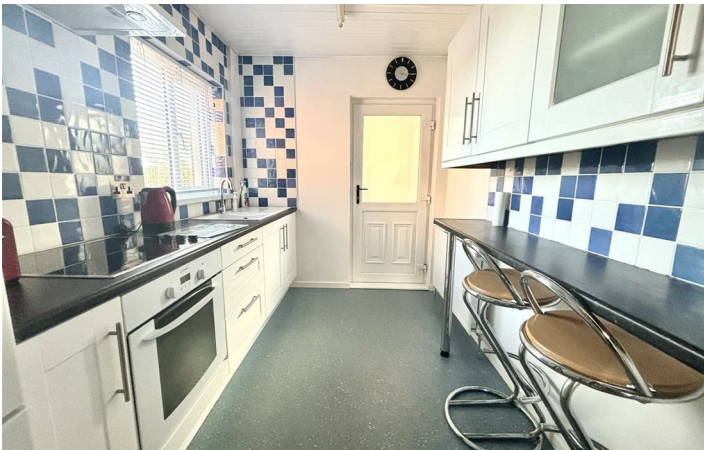
10'0" 7'4" (3.07 2.25)
Panelled radiator. Hot press.

Outside

Gardens front and rear in lawn shrubs and flower beds patio area. Paved driveway. Boiler house oil boiler oil tank 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.

