



## 33 Springvale Gardens , Belfast, BT14 8BZ

**Offers In The Region Of  
£149,950**

Superb Red Brick Semi Detached Villa Affording Panoramic Views Over The Blacks Mountain And The Cavehill

An attractive red brick semi detached villa holding a prime position within this most convenient location offering the perfect family sized accommodation. The spacious interior comprises 3 bedrooms, superb roof space, through lounge, fitted kitchen incorporating integrated double oven, ceramic hob, microwave, fridge freezer, dishwasher plus washing machine and white fully tiled bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, pvc fascia and eaves, replacement internal doors, oil fired central heating, replacement rain water goods and extensive use of wood laminate and ceramic floor coverings.

Hard landscaped gardens with extensive patio areas combines with the most convenient location with excellent shopping, public transport and schools all within close proximity.

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>		
	32	52
	EU Directive 2002/91/EC	

# 33 Springvale Gardens

, Belfast, BT14 8BZ



- Superb Red Brick Semi Detached Villa
- 3 Bedrooms, 1 Reception
- Fitted Kitchen
- White Fully Tiled Bathroom Suite
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Extensive Use Of Wood Laminate and Ceramic Floor Covering
- Hard Landscaped Garden With Extensive Patio Areas
- Most Convenient Location

### Entrance Hall

uPvc double glazed entrance door, wood laminate floor, under stairs storage.

### Through Lounge

23'2" x 11'1" (7.08 x 3.38)  
Feature stone fireplace, double panelled radiator, carpet flooring.

### Dining Area

Panelled Radiator

### Kitchen

11'5" x 8'2" (3.50 x 2.49)  
Bowl and a half single stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double oven, ceramic hob, integrated fridge freezer, microwave, dishwasher, washing machine, canopy extractor fan, partly tiled walls, double panelled radiator, ceramic tiled floor, recessed lighting uPvc double glazed rear door.

### First Floor

Landing Hot Press

### Bedroom

11'2" x 8'2" (3.41 x 2.49)  
Extensive range of mirrored slide robes, panelled radiator.

### Bedroom

8'1" x 7'5" (2.48 x 2.28)  
Extensive range of mirrored slide robes, panelled radiator.

### Bedroom

8'1" x 7'5" (2.48 x 2.28)  
Built-in robe, panelled radiator

### Bathroom

White suite comprising shower cubical electric shower unit, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator, recessed lighting.

### Roofspace

Slingsby type ladder floored and sheeted, dormer window.

### Outside

Hard landscaped gardens front and rear in brick pavers, Front in shrubs and flower beds with marble stone chips. Out side light and tap. Boiler house, oil tank raised floor beds. Brick paver driveway.



### Directions





Floor Plan

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