



## 8 Abbeydale Drive , Belfast, BT14 7HL

**Offers In The Region Of  
£160,000**

Unique Extended Detached Bungalow Holding A Prime Position Within This Highly Regarded Residential Location.

A charming detached bungalow holding a slightly elevated mature site with open aspect within this much admired residential location. The generous accommodation comprises 2 bedrooms, fixed stair case to superb roof space, Lounge into bay, fitted kitchen with open plan living / dining area and family bathroom in white suite. The dwelling further offers hard wood double glazed windows, oil fired central heating, feature Upvc double glazed conservatory , replacement rainwater goods, pvc fascia and eaves. A magnificent mature site with southerly aspect to rear and a detached garage with driveway combines with a most convenient location within walking distance from leading schools, public transport and the City a short distance away.

Immediate inspection 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 8 Abbeydale Drive

, Belfast, BT14 7HL



- Charming Red Brick Detached Bungalow
- Magnificent Upvc Conservatory
- Hardwood Double Glazed Windows
- South Facing Rear Garden
- 2 Bedrooms Superb Roof Space
- Fitted Kitchen With Living Dining Area
- Oil Fired Central Heating
- One Plus Reception Rooms
- Bathroom In White Suite
- Detached Garage

## Entrance Hall

Mahogany entrance door, panelled radiator.

## Lounge Into Bay

21'2" x 10'7" (6.46 x 3.25)

Hardwood fireplace with marble inset, feature leaded light window, 3 panelled radiators.

## Kitchen

15'7" x 10'11" (4.75 x 3.34)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, integrated under fridge and freezer, plumbed for washing machine, partly tiled walls.

## Dining Living

Wood laminate floor, panelled radiator, upvc double glazed patio doors.

## Conservatory

12'10" x 10'2" (3.93 x 3.10)

Upvc double glazed windows and patio door 2 panelled radiator.

## Inner Hallway

### Bedroom

11'1" 10'2" (3.38 3.10)

Panelled radiator.

### Bedroom Into Bay

12'9" x 10'7" (3.90 x 3.24)

Leaded light window detail, panelled radiator.

## Bathroom

White suite comprising walk-in shower, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, pvc panelled walls and ceiling.

## Roof Space

15'4" x 12'6" (4.68 x 3.83)

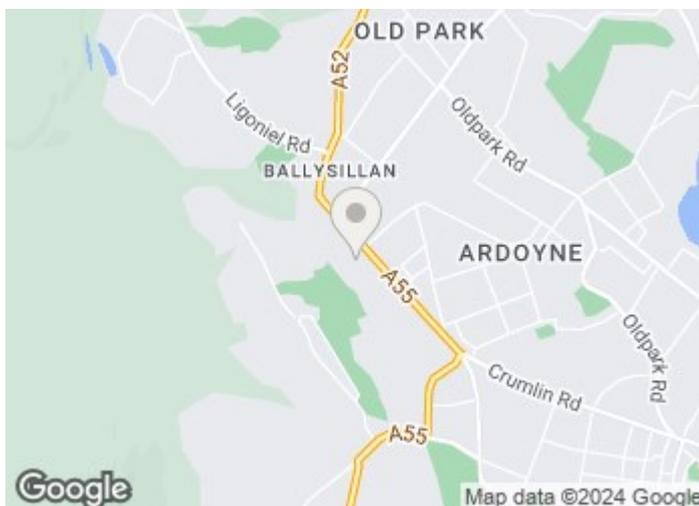
Fixed staircase to loft, dormer window floored and sheeted, under eaves storage, pedestal wash hand basin.

## Outside

Mature gardens front and south facing rear in lawns, shrubs and flowerbeds, mature hedging, patio area, oil tank.

## Garage

Roll shutter door, oil fired boiler. Driveway with entrance gates.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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