



## 41 Holmdene Gardens , Belfast, BT14 7LJ

**Offers Over £132,500**

Stunning Extended End Townhouse Presented To "Show Home" Standards With Fantastic Outside Spaces.

Holding a prime position in this most popular location this extensively refurbished and extended property offers "family friendly" accommodation and will have immediate appeal. The superbly appointed interior comprises 3 bedrooms, master with en-suite shower room, superb roof space storage, lounge with stone fireplace, open plan to dining area, contemporary fitted kitchen incorporating built-in under oven and ceramic hob and further informal living area and modern white bathroom suite. The dwelling further offers gas fired central heating with recently installed boiler. Pvc fascia and eaves, rainwater goods, Upvc double glazed windows and exterior doors, extensive use of wood laminate and ceramic floor coverings and has been maintained to the highest possible standard throughout. With extensive tarmac driveway parking and full width covered storage area to the rear add the finishing touches to this significantly extended immaculate home ideally suited to the first time buyer or young family alike. Early viewing is 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	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 41 Holmdene Gardens

, Belfast, BT14 7LJ



- Stunning Extended End Townhouse
- Modern White Bathroom
- Gas Central Heating
- Ideal "Family Friendly" First Time Buy
- 3 Bedrooms, 2 Reception Rooms
- En-suite Showerroom
- Extensive Tarmac Parking
- Contemporary Fitted Kitchen
- Upvc Double Glazed Windows, Pvc Facia And Eaves
- Full Width Covered Rear

## Extended Entrance Porch

Upvc double glazed entrance door. External lighting. Pvc paneled ceiling. Wood laminate floor. Recessed lighting.

## Lounge Into Bay

12'9" x 10'9" (3.90 x 3.29)  
Wood laminate floor, double panelled radiator, stone fireplace.

## Dining Area

13'6" x 7'5" (4.14 x 2.27)  
Wood laminate floor., panelled radiator, upvc door to rear, double pine and glass doors to

## Kitchen and Living Area into Bay

20'0" x 8'0" (6.11 x 2.45)  
Bowl and a half stainless steel sink unit with drainer, extensive range of high and low level units, feature glass display unit, wood block effect formica worktops,

built-in under oven and hob, integrated extractor fan, integrated fridge freezer, integrated washing machine, partly tiled walls, larder storage, reclaimed timber shelf, panelled radiator, recessed lighting, ceramic tiled floor.

## First Floor

Landing.

## Bedroom 1

9'11" x 7'6" (3.03 x 2.30)  
Hot press storage, panelled radiator.

## Bathroom

Modern white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, radiator, Lvf flooring.

## Bedroom 2

12'5" x 10'8" (3.80 x 3.27)  
Panelled radiator. Fixed staircase to roof space storage.

## Master Bedroom

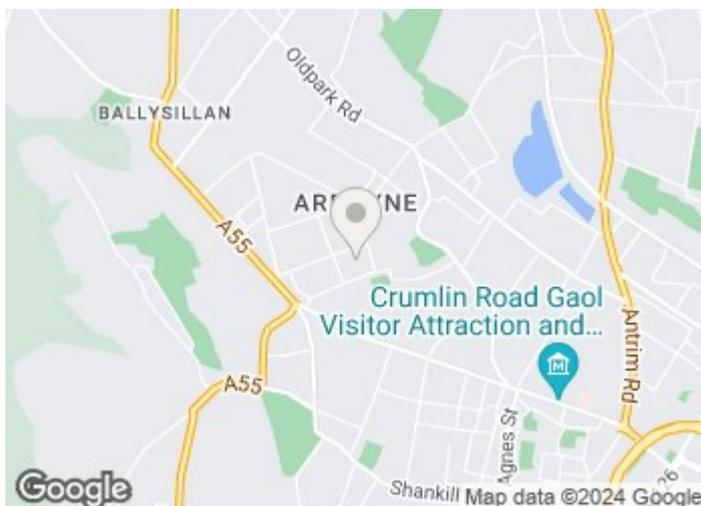
15'7" x 8'9" at widest (4.77 x 2.67 at widest)  
Laminate wood floor. Panelled radiator.

## En-suite

White suite comprising wash hand basin, low flush, shower cubicle with Pvc panelled walls, thermostatically controlled shower unit, panelled radiator, ceramic tiled floor recessed lighting.

## Outside

Extensive tarmac driveway parking, vertical panel fencing, full width enclosed covered rear yard, artificial grass, trellis, outside tap, plumbed for washing machine.



## Directions



# Floor Plan

41, Holmdene Gardens, BELFAST, BT14 7LJ



Total Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-91% <b>A</b>	
91-81% <b>B</b>		81-91% <b>B</b>	
80-69% <b>C</b>		69-80% <b>C</b>	
59-54% <b>D</b>		54-68% <b>D</b>	
53-48% <b>E</b>		48-64% <b>E</b>	
47-38% <b>F</b>		38-47% <b>F</b>	
37-2% <b>G</b>		2-37% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>59</b>	<b>68</b>		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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