



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



304 Skegoneill Avenue , Belfast, BT15 3JW

Offers In The Region Of £139,950

A Magnificent Spacious End Town House Presented To an Excellent Standard Close To The City.

A fabulous opportunity to purchase a beautifully presented spacious end town terrace situated within this ever popular and most convenient location. The bright spacious interior comprises 3 bedrooms, 2 reception rooms, newly fitted luxury kitchen incorporating built-in oven and hob and classic white bathroom suite. The dwelling further offers upvc double glazed windows, gas central heating, Pvc fascia and eaves, extensive use of wood laminate floor coverings and new carpets and has been presented to the highest possible standard. Convenient to the City with excellent local amenities makes this a home not to be missed.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	56	69
EU Directive 2002/91/EC		

304 Skegoneill Avenue

, Belfast, BT15 3JW



- Stunning End Town House
- Classic White Bathroom Suite
- Extensive Use Of Wood Laminate Flooring
- Close To The City.
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- New Carpets, Turn Key Finish
- Newly Fitted Luxury Kitchen
- Gas Central Heating
- Pvc Fascia And Eaves

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator, understair storage.

Lounge

12'9" x 10'11" (3.89 x 3.33)

Wood laminate floor, panelled radiator.

Dining Room

12'9" x 10'7" (3.89 x 3.23)

Wood laminate floor, panelled radiator.

Kitchen

11'6" x 6'9" (3.53 x 2.08)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops,

built-in under oven and ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, tall larder, fully tiled walls, wood laminate floor, panelled radiator, upvc double glazed rear door

First Floor

Landing, new carpets.

Bathroom

Modern white suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush wc, storage cupboard, concealed wall mounted gas boiler, pvc panelled walls and ceiling, wood laminate floor..

Bedroom

10'11" x 10'0" (3.35 x 3.07)

New carpets, panelled radiator.

Bedroom

10'11" x 10'2" (3.33 x 3.10)

New carpets, Panelled radiator.

Bedroom

8'5" x 7'4" (2.57 x 2.26)

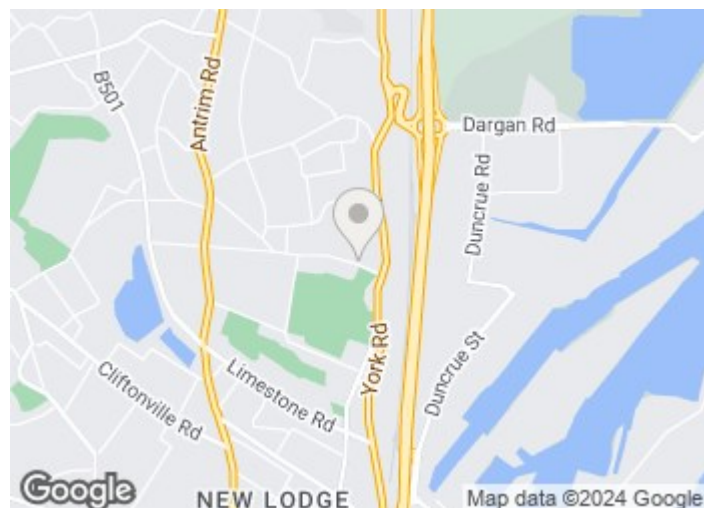
Built-in robe panelled radiator, new carpets.

Outside

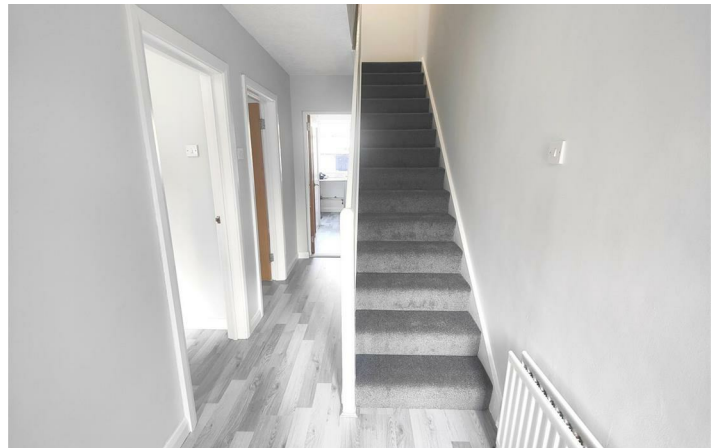
Hard landscaped gardens front and rear.

Shed

19'5" x 8'3" (5.94 x 2.53)



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.

