



## 16 Ainsworth Pass , Belfast, BT13 3FQ

**Offers In The Region Of  
£94,950**

A Magnificent Extended Semi Detached Villa Modernised To An Excellent Turnkey Finish Within This Ever Popular Location

An extended semi detached villa holding a prime position within this ever popular location which as has been modernised and refurbished to a high standard offering a superb turnkey finish. The richly appointed interior comprises 3 bedrooms, lounge, with double doors to dining area with open plan luxury kitchen and modern extended white bathroom suite complete with electric shower. The dwelling further offers gas central heating, uPvc double glazed windows, Upvc double glazed windows and exterior doors, Pvc fascia and eaves and has benefited from a programme of improvement works in recent times creating a superb turnkey finish.

A most convenient location within this most popular section of the wood vale with schools, public transport leisure facilities and excellent shopping combines with low outgoings to make the perfect investment opportunity or starter home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 16 Ainsworth Pass

, Belfast, BT13 3FQ



- Extended Modernised Semi Detached Villa
- 3 Bedrooms One Plus Reception
- Extended Bathroom In White Suite
- Superb Fitted Kitchen With Dining
- Upvc Double Glazed Window And Exterior Doors
- Pvc Facia And Eaves
- Gas Central Heating
- Turn Key Finish

## Entrance Hall

uPvc double glazed entrance door

## Lounge

12'0" x 10'9" (3.67 x 3.28)

Panelled radiator, under stairs cloaks, concealed gas boiler.

Double doors

## Kitchen Dining

13'7" x 8'0" (4.16 x 2.45)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, plumbed for

washing machine, fridge/freezer space, wood laminate floor.

Dining Area, panelled radiator

## Rear Lobby

Storage cupboard, Upvc double glazed rear door

## Extended Bathroom

Modern white suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, Pvc panelled walls, panelled radiator,

## First Floor

Landing

## Bedroom

13'6" x 9'4" (4.12 x 2.86)  
Panelled radiator.

## Bedroom

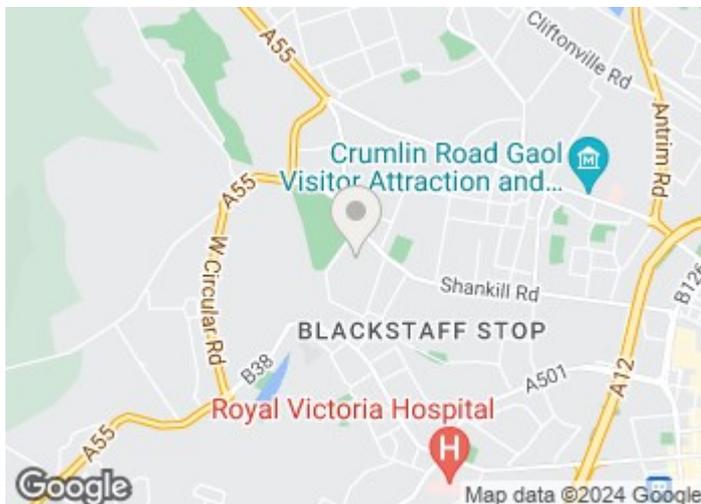
10'11" x 6'4" (3.35 x 1.94)  
Panelled radiator.

## Bedroom

8'0" x 6'8" (2.45 x 2.05)  
Panelled radiator.

## Outside

Hard landscaped gardens front side and rear Outside tap.

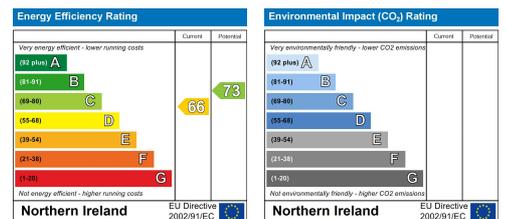


## Directions



# 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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