



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 15 Abbeydale Park , Belfast, BT14 7HF

### Offers Over £185,000

Impressive Extended Red Brick Semi Detached Villa With Private Gardens.

Holding a prime position within this ever popular and sought after location this impressive extended red brick semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, 2+reception rooms with lounge into bay, living room with feature fireplace, superb roofspace storage, extended fitted kitchen with informal dining area and fully tiled bathroom suite. The dwelling further offers recently installed gas fired central heating, uPvc double glazed windows, pvc fascia and eaves, superb energy rating, new rainwater goods, wiring improvements, and has been maintained to a high standard over the years. This is a superb blank canvas for the family buyer, to put their own stamp, on this much loved family home - Early Viewing is recommended.

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

# 15 Abbeydale Park

, Belfast, BT14 7HF



- Impressive Extended Semi Detached Villa
- Superb Roofspace Storage
- PVC Fascia & Eaves
- Private Mature Gardens
- 3 Bedrooms, 2 Receptions
- Classic White Bathroom Suite
- Gas Central Heating
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Superb Energy Rating

## Entrance Hall

Hardwood front door, panelled radiator, understairs cloaks, picture rail.

## Lounge Into Bay

13'10" x 11'6" into bay (4.22 x 3.53 into bay)  
Panelled radiators x 3, fireplace with wooden surround.

## Living Room into Bay

11'9" x 11'3" into bay (3.59 x 3.45 into bay)  
Double panelled radiator, fireplace with terrazo hearth, picture rail.

## Kitchen

22'1" x 4'8" (6.74 x 1.43)  
Single drainer stainless steel sink unit, excellent range of high and low level units, formica worktops, free standing cooker, stainless steel extractor fan, fridge freezer space, partly tiled walls, picture rail, Lvf flooring, panelled radiator, Upvc door to rear.

## First Floor

Access to roofspace, built-in storage, panelled radiator, picture rail.

## Roofspace Storage

11'6" x 9'11" (3.52 x 3.03)  
Slingsby style ladder, dormer style window, under eaves storage, panelled radiator.

## Bathroom

White suite comprising panelled bath with telephone handset shower, vanity unit, low flush wc, panelled radiator, tiled walls, ceramic tiled floor.

## Bedroom

11'7" x 7'10" (3.54 x 2.40)  
Panelled radiator.

## Bedroom

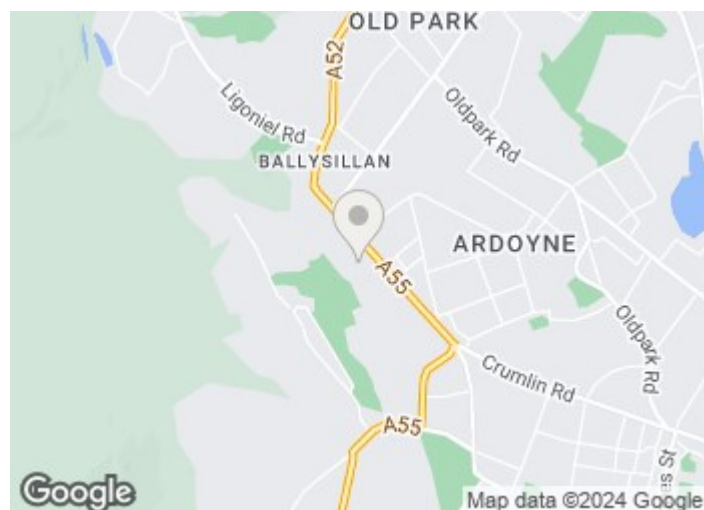
13'2" x 12'0" into bay (4.02 x 3.67 into bay)  
Panelled radiator x 3.

## Bedroom

7'10" x 6'5" (2.39 x 1.97)  
Panelled radiator, built-in storage.

## Outside

Tarmac driveway via ornate entrance gates, mature lawn, external lighting. Private enclosed rear in patio and mature lawn, shrubs & apple tree, vertical panel fencing, outbuilding plumbed for washing machine, concealed gas boiler.



## Directions







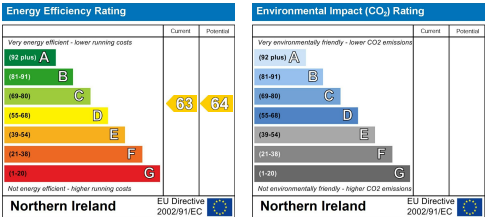
Floor Plan

15 Abbeydale Park, BELFAST, BT14 7HF



Ground Floor First Floor  
Total Area: 92.4 m² ... 994 ft²  
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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