



ULSTER PROPERTY SALES

# UPS

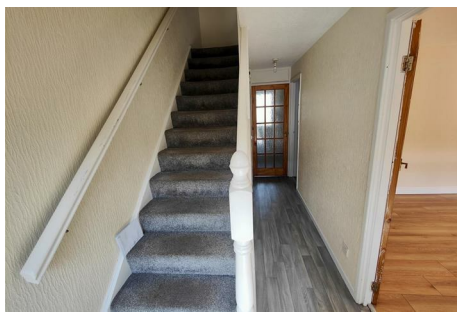
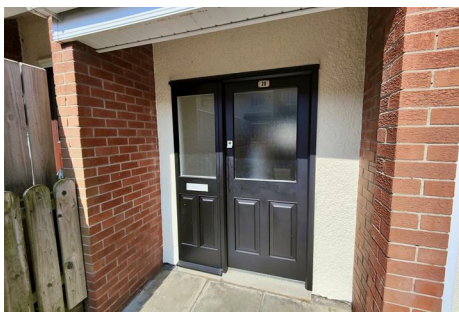
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 20 Westland Way , Belfast, BT14 6TA

**Offers Over £99,950**

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

A fabulous opportunity to purchase a beautifully presented spacious town terrace situated within this ever popular and most convenient cul-de-sac location. The bright interior comprises 3 bedrooms, spacious lounge, recently fitted contemporary kitchen with an excellent range of units and informal dining and modern white bathroom suite. The dwelling further offers upvc double glazed windows, recently installed gas central heating, Pvc fascia and eaves and extensive use of wood laminate floor coverings and has been presented to the highest possible standard.

Low maintenance hard landscaped gardens combines with excellent local amenities making this a home not to be missed - Early viewing is highly recommended.

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

# 20 Westland Way

, Belfast, BT14 6TA



- Superb Spacious Town House
- Contemporary White Bathroom Suite
- Recently Installed Gas Central Heating
- 3 Bedrooms, Spacious Lounge
- Upvc Double Glazed Windows
- Extensive Use Of Wood Laminate Flooring
- Recently Fitted Contemporary Kitchen
- Pvc Fascia And Eaves
- Quiet Cul-De-Sac Location

## Entrance Hall

Hardwood front door, laminate wooden floor, double panelled radiator.

## Lounge

14'1" x 11'11" (4.31 x 3.65)

Laminate wooden floor, double panelled radiator.

## Kitchen

14'4" x 9'1" (4.38 x 2.79)

Single drainer stainless steel sink unit, extensive range of high and low level high gloss units, formica worktops, free standing cooker, stainless steel and glass canopy extractor fan, fridge/freezer space,

plumbed for washing machine, partially tiled walls, pvc ceiling, wood laminate floor, panelled radiator.

## Rear Lobby

Laminate wooden floor, storage cupboard, gas boiler, pvc ceiling, pvc door to rear.

## First Floor

Landing.

## Bathroom

Modern white suite comprising panelled bath, telephone hand shower, vanity unit, low flush wc., pvc panelled walls and ceiling, Lvf flooring.

## Bedroom

13'2" x 9'2" (4.02 x 2.80)

Built-in storage, double panelled radiator.

## Bedroom

13'11" x 12'0" (4.26 x 3.67)

Built-in storage, panelled radiator.

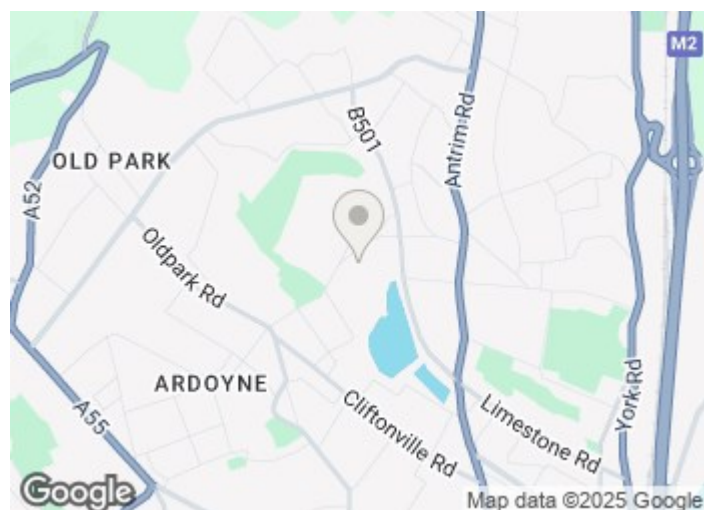
## Bedroom

10'4" x 8'10" (3.17 x 2.70)

Panelled radiator.

## Outside

Hard landscaped gardens front and rear in patio, vertical panel fencing, outside water tap.



## Directions







Floor Plan

20 Westland Way, BELFAST, BT14 6TA



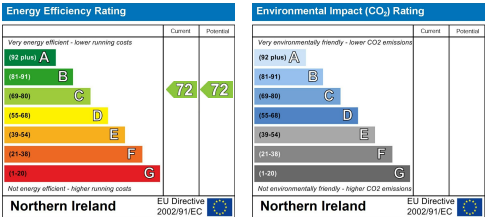
Ground Floor



First Floor

Total Area: 81.9 m² ... 882 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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