



## 22 Ophir Gardens , Belfast, BT15 5EP

**Offers Around £289,950**

Superbly Presented And Extended Period Semi Detached Villa Set Within This Highly Regarded Location.

A handsome red brick extended semi detached residence holding a prime position within this highly regarded residential location. The richly appointed interior comprises 4 double bedrooms, master with en-suite, 2 reception rooms with lounge into bay, double doors to living room with patio doors to sun deck, extended fitted kitchen incorporating built-in oven and hob with extended dining area with vaulted ceiling and deluxe white bathroom suite complete with separate shower cubicle and jacuzzi style bath. The dwelling further offers upvc double glazed windows, pvc fascia & eaves, gas central heating, new rainwater goods and has been maintained and updated to a high standard over the years whilst retaining the charm and period features of a bygone era.

Low maintenance landscaped gardens with south facing rear and feature sun deck with hard landscaped front plus carparking combines with the perfect location to make this the ideal family home - 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	62
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 22 Ophir Gardens

, Belfast, BT15 5EP



- Superbly Presented And Extended Period Semi Detached Villa
- 4 Double Bedrooms, Master With En-Suite
- 2 Receptions Rooms
- Extended Fitted Kitchen
- Dining Area With Vaulted Ceiling
- Deluxe White Bathroom Suite
- Upvc Double Glazed Windows, Pvc Fascia & Eaves
- Gas Central Heating
- Driveway Parking
- South Facing Rear Garden

## Entrance Porch

Hardwood entrance door, beveled glass vestibule door, ceramic tiled floor.

## Entrance Hall

Ceramic tiled floor, double panelled radiator.

## Lounge

15'11" x 12'7" into bay (4.86 x 3.86 into bay) Wood strip flooring, fireplace with tiled hearth and timber mantle, double panelled radiator x 3.

Oak double doors to

## Snug

13'1" x 9'11" (4.01 x 3.04) Wood strip flooring, ornate fireplace, pvc double doors to rear, panelled radiator, understairs storage.

## Extended Kitchen

23'7" x 8'7" (7.20 x 2.63) Stainless steel sink unit, extensive range of high and low level units, woodblock worktops, raised oven, grill and 5 ring gas hob, glass splash back, stainless steel canopy extractor

fan, fridge/ freezer space, integrated dish washer, ceramic tiled floor, partially tiled walls, recessed lighting.

Archway to

## Dining Area

Ceramic tiled floor, vaulted ceiling, recessed lighting, double panelled radiator, pvc door to rear.

## First Floor

Deluxe 4 piece bathroom suite comprising "jacuzzi" style bath, double with shower cubicle, thermostatically controlled drench shower, vanity unit, low flush wc, partially tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

10'0" x 9'8" (3.07 x 2.96) Exposed timber flooring, built-in storage, panelled radiator.

## Bedroom

16'9" x 15'1" into (5.13 x 4.61 into) Wood laminate floor, double panelled radiator.

## Second Floor

Built-in storage.

## Bedroom

10'9" x 10'0" (3.29 x 3.06) Double aspect windows, Velux style roof light, exposed timber flooring, panelled radiator.

## Bedroom

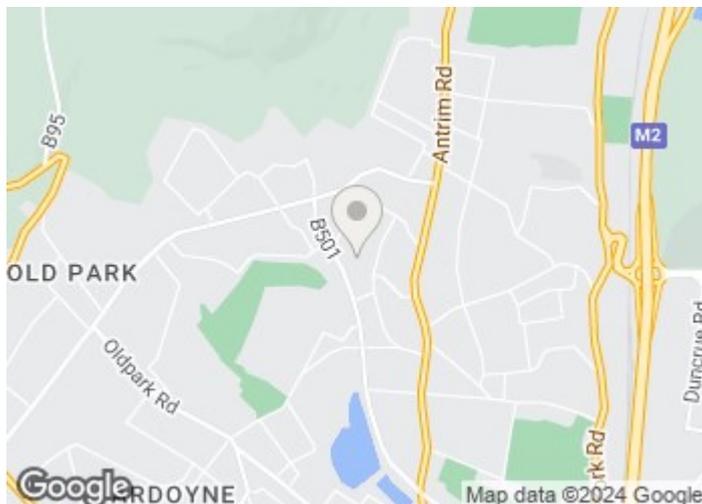
16'5" x 12'0" at widest (5.02 x 3.68 at widest) Double aspect windows, built-in storage, double panelled radiator.

## En-suite

Modern white suite comprising shower cubicle, electric shower, vanity unit, low flush wc, pvc panelled walls, exposed timber floor, panelled radiator.

## Outside

Hard Landscaped gardens front with tiled path and mature hedging. Driveway parking. Private south facing rear in timber decking, stones, mature hedging, vertical panel fencing, outside water tap.



## Directions



# Floor Plan

22, Ophir Gardens, BELFAST, BT15 5EP



Total Area: 136.7 m<sup>2</sup> ... 1472 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 92-100 A		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Northern Ireland	EU Directive 2002/91/EC	Northern Ireland	EU Directive 2002/91/EC

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