



ULSTER PROPERTY SALES

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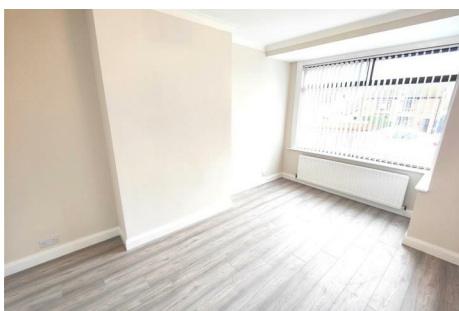
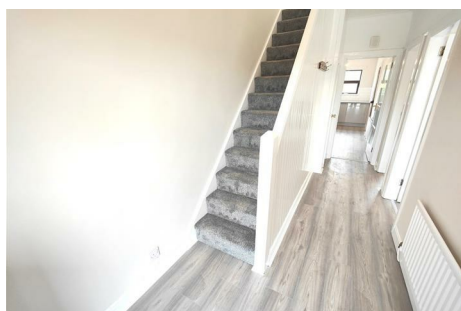
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**669 Oldpark Road
, Belfast, BT14 6QY**

Offers Around £164,950

Stunning Newly Refurbished And Extended Semi Detached Residence Situated Within This Most Popular Location.

A semi detached residence extended and just refurbished to the highest possible standard creating a stunning family home. The modern contemporary interior comprises 3 bedrooms all with new carpeting, 2 reception rooms, contemporary high gloss kitchen incorporating built-in oven and hob and deluxe white family bathroom suite with panelled bath. The dwelling further offers upvc double glazed windows, improved wiring, newly installed gas fired central heating, new internal doors, pvc fascia and eaves, replacement rainwater goods, extensive use of quality wood laminate floor coverings and new carpeting.

Hard landscaped front gardens with extensive south facing rear garden with patio and mature lawn and ample carparking to the front combines with a most convenient and popular location to make this the perfect family home.

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		
Northern Ireland	50	61
		EU Directive 2002/91/EC

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- Stunning Newly Refurbished And Extended Semi Detached Villa
 - Deluxe Newly Installed Family Bathroom
 - Newly Installed Gas Heating
 - Most Popular & Convenient Location
- Three Bedroom, 2 Reception Rooms
 - UPVC Double Glazed Windows
 - Quality New Flooring & Decoration
- Newly Fitted High Gloss Kitchen
 - Pvc Fascia & Eaves, Rain Water Goods
 - Off Street Parking, Extensive Rear Gardens

Entrance Hall

Hardwood entrance door, wood laminate floor, panelled radiator, downstairs cloaks.

Lounge

15'1" x 9'11" into bay (4.62 x 3.03 into bay)
Wood laminate floor, double panelled radiator.

Living Room

12'5" x 10'2" (3.80 x 3.11)
Wood laminate floor, double panelled radiator.

Kitchen

15'10" x 5'11" (4.85 x 1.82)
Single drainer stainless steel sink unit, extensive range of integrated

high gloss high and low level units, formica worktop, Built-in under oven, induction hob, stainless steel extractor fan, fridge freezer space, plumbed for washing machine, integrated dishwasher, wood laminate floor, recessed lighting. partly tiled walls

First Floor

Landing, access to roofspace, built-in cupboard, new carpet.

Bathroom

Deluxe white suite comprising panelled bath, shower screen, thermostatically controlled shower with rainforest style shower head, vanity unit, low flush wc, partly tiled

walls, feature radiator, ceramic tiled floor.

Bedroom

12'4" x 10'6" (3.76 x 3.21)
New carpet, panelled radiator.

Bedroom

12'9" x 10'4" (3.91 x 3.17)
New carpet, panelled radiator.

Bedroom

8'0" x 6'0" (2.45 x 1.83)
New carpet, panelled radiator.

Outside

Hard landscaped front garden in stones, paved patio, entrance gates, vertical panel fencing. Enclosed rear gardens in mature lawn, patio,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 firms employment has the authority to make or give any representation or warranty in respect of the property.

