

## 23 Prestwick Park , Belfast, BT14 6PJ

Exceptional Extended Period Semi Detached Villa in Highly Regarded Location

A fabulous opportunity to purchase an extended semi-detached villa holding a prime position within this highly regarded and sought after location. The spacious extended interior comprises 2 bedrooms, spacious lounge into bay, luxury fitted kitchen incorporating built-in under oven and ceramic hob with dining area and extended modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, pvc fascia and eaves and has been maintained and presented to an excellent standard throughout. A superb hard landscaped rear garden adds the finishing touches to a home which will have immediate appeal to all who view.

## Offers In The Region Of £114,950

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

# 23 Prestwick Park

, Belfast, BT14 6PJ



- Extended Luxury Period Semi Detached Villa
- Modern White Bathroom Suite
- Gas Central Heating
- Much Admired Location
- 2 Bedrooms Lounge Into Bay
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- Luxury Fitted Kitchen With Built-in Oven & Hob
- Pvc Fascia And Eaves
- Highest Presentation

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

## Lounge into Bay

13'5" x 13'2" (4.11 x 4.03)

Double panelled radiator.

## Kitchen

13'6" x 7'7" (4.12 x 2.32)

Single drainer stainless steel sink unit, extensive range of high and low level units,

formica worktop, built-in under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing machine,

fridge/freezer space, tall larder, partly tiled walls, upvc double glazed rear door.

## Dining Area

Panelled radiator.

## First Floor

Landing

## Bedroom

10'4" x 9'6" (3.16 x 2.91)

Panelled radiator.

## Bedroom

8'10" x 8'3" (2.70 x 2.52)

Panelled radiator.

## Bathroom

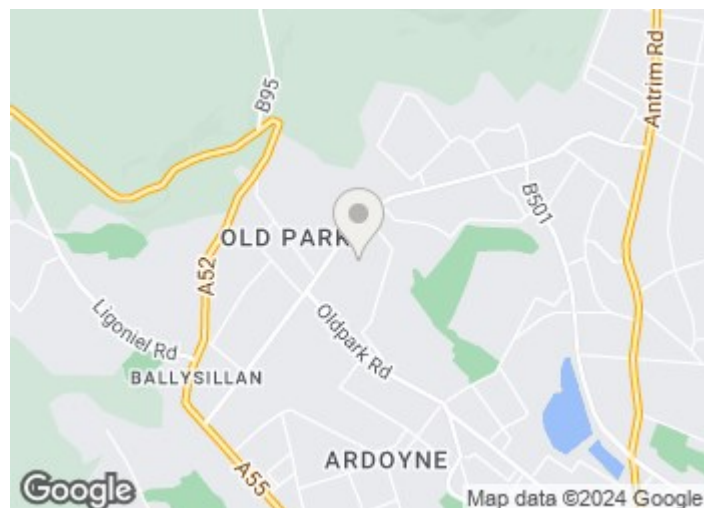
Modern white suite comprising panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, recessed lighting, pvc ceiling, chrome radiator.

## Roof Space

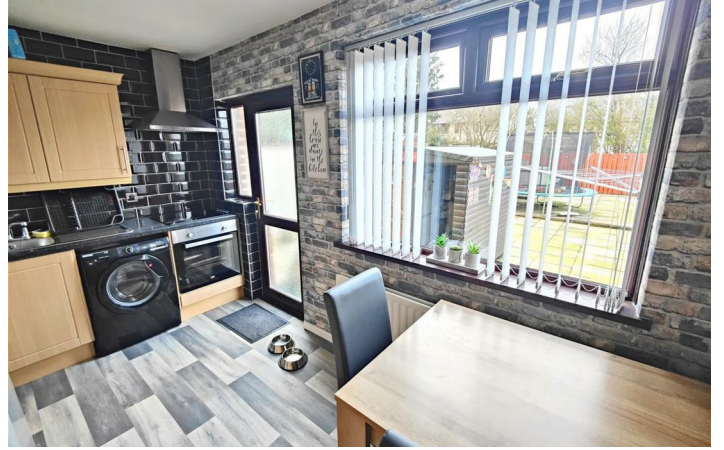
Slingsby type ladder, floored gas boiler, electric light.

## Outside

Gardens front walled in lawn and hard landscaped rear in patio, outside light and tap, garden shed



## 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.

