



## 32 Wallasey Park , Belfast, BT14 6PN

**Offers Over £124,950**

Beautifully Presented and Modernised Extended Semi Detached Villa Holding A Prime Site Within This Highly Desirable Location.

A magnificent extensively modernised and beautifully presented semi detached villa holding a prime position within this highly desirable residential location. The richly appointed interior comprises 2 bedrooms, 3 reception rooms, extended fitted kitchen incorporating high level oven and gas hob and modern extended white bathroom suite. The dwelling further offers gas fired central heating, upvc double glazed windows, pvc fascia and eaves, extensive use of ceramic and wood laminate floor coverings and a south facing landscaped rear garden with sun patio areas and secure carparking.

Furthermore the property benefits from the perfect location, minutes drive from the hustle and bustle of the City, superb country parks and local shopping makes 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 32 Wallasey Park

, Belfast, BT14 6PN



- Extended And Modernised Semi Detached Villa
- Deluxe Bathroom Suite
- Pvc Fascia And Eaves
- Popular Residential Location
- 2 Bedrooms 3 Reception Rooms
- Upvc Double Glazed Windows
- South Facing Rear Garden
- Extended Luxury Fitted Kitchen
- Gas Central Heating
- Highest Presentation

## Entrance Hall

Entrance door, ceramic tiled floor, panelled radiator.

## Lounge

12'9" x 9'8" (3.90 x 2.96)

Attractive fireplace, wood laminate floor, panelled radiator

## Living Room

15'10" x 7'10" (4.83 x 2.41)

Attractive fireplace, ceramic tiled floor, panelled radiator, understair cloaks. recessed lighting.

## Extended Dining Room

8'5" x 6'3" (2.57 x 1.93)

Ceramic tiled floor, panelled radiator, upvc double glazed rear door, recessed lighting.

## Kitchen

9'10" x 8'7" (3.01 x 2.64)

Bowl and a half stainless ceramic sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and gas hob, stainless steel canopy extractor fan, plumbed for a dishwasher, plumbed for a washing machine, partly tiled walls. recessed lighting.

## Extended Bathroom

Contemporary white suite comprising shower cubical, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, pvc panelled ceiling, chrome radiator, recessed lighting,

## First Floor

### Bedroom

13'0" x 9'8" (3.98 x 2.97)

Panelled radiator, wood laminate floor, under eaves storage.

### Bedroom

13'1" x 8'1" (4.01 x 2.48)

Panelled radiator, wood laminate floor, under eaves storage, concealed gas boiler.

## Outside

Landscaped gardens front and south facing rear in lawns, shrubs and flower beds. patio area, raised flower beds, outside light and 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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