



49 Wallasey Park , Belfast, BT14 6PN

Offers Around £119,950

Charming 3 Bedroom End Terrace Holding An Excellent Site With Delightful Mature Rear Gardens

A fabulous opportunity to purchase a well maintained and recently updated end townhouse holding a superb site within this most popular location. The spacious interior comprises 3 bedrooms, 2 receptions, fitted kitchen and recently installed bathroom to "wet room" standards.. The dwelling further offers oil fired central heating, upvc double glazed windows, fascia, eaves and cavity wall insulation. Delightful private mature gardens, timber built workshop, external storage combines with a most convenient location with excellent local amenities and public transport all within walking distance makes this the perfect home for young and old alike.

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	44	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

49 Wallasey Park

, Belfast, BT14 6PN



- Charming End Terrace
- Recently Installed Bathroom
- Pvc Fascia, Eaves, New Rainwater Goods
- Delightful Mature Gardens
- 3 Bedrooms, 2 Receptions
- Oil Fired Central Heating
- Cavity Wall Insulation
- Fitted Kitchen
- Upvc Double Glazed Windows
- Timber Workshop

Entrance Porch

Sliding access door, ceramic tiled floor.

Entrance Hall

Hardwood entrance door, ceramic tiled floor, double panelled radiator, under stairs storage.

Lounge

13'2" x 10'1" into bay (4.02 x 3.09 into bay) Wood laminate floor, attractive fireplace, double panelled radiator.

Living Room

12'11" x 9'1" (3.96 x 2.78) Wood laminate floor, attractive faux fireplace, shelving, panelled radiator x 2.

Kitchen

9'8" x 5'7" (2.95 x 1.72) Single drainer stainless sink unit, range of high and low level units, formica worktops, cooker space, plumbed for

washing machine, fridge/freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor, panelled radiator, hardwood rear door..

First Floor

Leaded light, wood laminate floor.

Bathroom

Modern white bathroom suite comprising disabled shower unit, thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, pvc ceiling, feature radiator, fully tiled walls.

Bedroom

12'6" x 10'11" (3.83 x 3.33) Wood laminate floor, panelled radiator, access to roofspace.

Roofspace

Slingsby style ladder, floored.

Bedroom

10'5" x 10'0" (3.18 x 3.07) Wood laminate floor, builtin storage, panelled radiator.

Bedroom

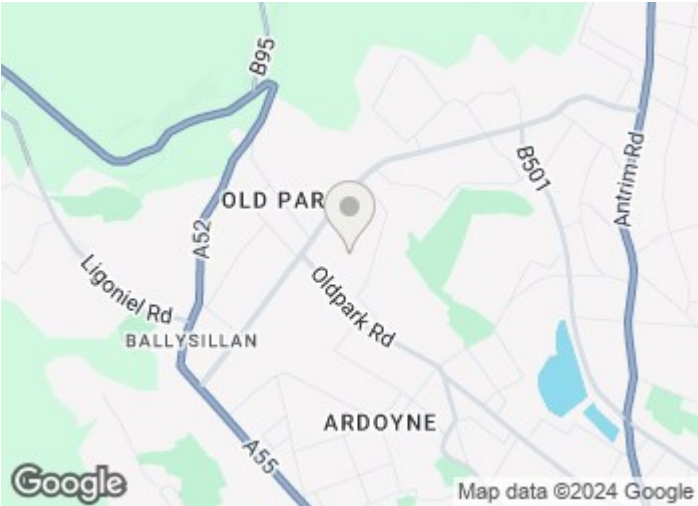
7'4" x 5'6" (2.24 x 1.68) Wood laminate floor, picture rail, panelled radiator.

Timber Storage

15'1" x 7'11" (4.62 x 2.43) Stable style doors.

Outside

Enclosed garden to front in mature shrubs and hedging. Rear in hard landscaped patio, pedestrian access gate to enclosed rear in mature shrubs, horizontal panel fencing, hedging, patio's, strage x 2, pvc oil tank, boiler house, outside light and tap.



Directions



Floor Plan

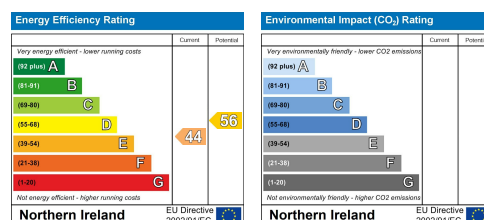
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Total Area: 64.3 m² ... 692 ft²

All measurements are approximate and for display purposes only

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