



ULSTER PROPERTY SALES

# UPS

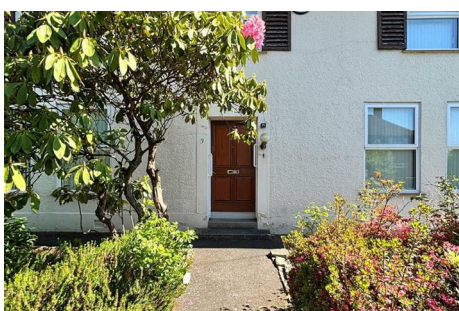
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 3 Slievedarragh Park , Belfast, BT14 8JA

**Offers Over £330,000**

Charming Period Detached Residence Holding A Magnificent Mature Site Set Within This Highly Desirable Residential Location.

A handsome period detached villa exuding all that was good of its era holding a magnificent site nestling at the foot of Belfast's Cavehill. The beautifully presented interior comprises 5 bedrooms, 2 reception rooms, 3/4 wood panelled Entrance Hall, fitted kitchen with dining area and fully tiled bathroom suite with separate Wc. The dwelling further offers Upvc double glazed windows, downstairs furnished cloakroom, gas fired central heating, Pvc fascia and eaves, alarm system and extensive range of built-in furniture to the principal bedrooms. An attached garage with drive way and fabulous mature gardens with southernly aspect and feature patio doors from lounge combines with the most convenient location with leading schools, public transport, excellent shopping, Cavehill Tennis Club and the Cavehill Country Park all within walking distance creating the perfect family home.

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		
	55	70
Northern Ireland		EU Directive 2002/91/EC

# 3 Slievedarragh Park

, Belfast, BT14 8JA



- Charming Period Detached Residence
- 3/4 Wood Panelled Entrance Hall
- Gas Central Heating
- Attached Garage
- 5 Bedrooms 2 Reception Rooms
- Fully Tiled Bathroom Separate Wc
- Pvc Facia And Eves
- Spacious Fitted Kitchen
- Upvc Double Glazed Windows
- Private Corner Site

## Open Entrance Porch

Mahogany entrance door, terrazzo floor, twin built in cupboards.

## Entrance Hall

Glazed vestibule door, 3/4 panelled walls, walk-in cloak room, wash hand basin panelled radiator.

## Furnished Cloakroom

Low flush wc.

## Lounge

15'2" x 22'3" (4.64 x 6.79)

Feature marble fireplace, copper canopy, 3 panelled radiators, patio doors to garden.

## Living Rooms

16'2" x 12'3" (4.94 x 3.75)

Feature fireplace, wood strip herringbone floor, panelled radiator.

## Kitchen

16'3" x 10'3" (4.96 x 3.14)

Bowl and a half ceramic sink, extensive

range of high and low level units, formica worktops, cooker space, extractor fan, breakfast bar, partly tiled walls, ceramic tiled floor, walk in pantry.

## First Floor

Landing, 1/4 panelled walls.

## Bedroom

13'5" x 10'1" (4.10 x 3.09)

Vanity unit, built-in robe, panelled radiator.

## Bedroom

13'2" x 12'0" (4.03 x 3.67)

Built-in robe, panelled radiator.

## Bedroom

14'0" x 11'6" (4.28 x 3.53)

Range of built-in robes, dresser unit, panelled radiator.

## Separate W/c

Low flush w/c, fully tiled walls.

## Bathroom

Coloured suite comprising panelled bath, telephone hand shower, thermostatically controlled shower, pedestal wash hand basin, fully tiled walls.

## Bedroom

10'2" x 8'3" (3.12 x 2.54)

Panelled radiator, built-in robe.

## Roofspace

Slingsby type ladder, floored

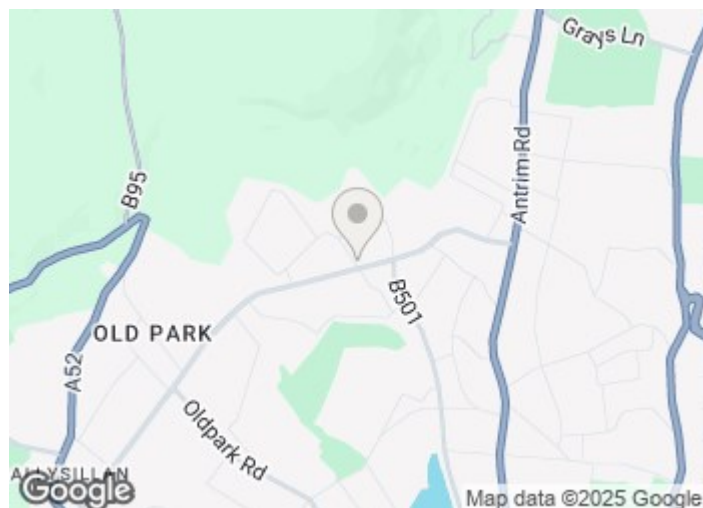
## Garage

16'7" x 10'1" (5.06 x 3.09)

Driveway, up and over door, wall mounted gas boiler.

## Outside

Mature private corner site heavily stocked in shrubs, flower beds, trees and lawns . Garden shed 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

