



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 30 Abbeydale Gardens , Belfast, BT14 7HC

**Offers Over £239,950**

Luxuriously Appointed Red Brick Detached Residence Holding A Prime Site With Substantial Rear Garden

A fabulous opportunity to purchase a red brick detached villa which has been modernised and presented to the highest standard. The richly appointed interior comprises 3 bedrooms, 2 reception rooms to include living room into bay, lounge/dining open plan to luxury fitted kitchen incorporating built-in high level oven, ceramic hob, integrated fridge/freezer, integrated dishwasher and washing machine and contemporary white bathroom suite. The dwelling further offers wood burning stove, pvc fascia and eaves, gas central heating, new interior doors, wood laminate flooring and has benefited from improvement works in recent times.

A superb site with substantial south facing rear and an attached garage with superb potential makes this the perfect family home.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
<b>Northern Ireland</b>	61	69
		EU Directive 2002/91/EC



# 30 Abbeydale Gardens

, Belfast, BT14 7HG



- Extensively Modernised Detached Villa
- Open Plan Fully Integrated Fitted Kitchen
- Upvc Double Glazed Windows
- Highest Presentation
- Superb Site South Facing Rear
- Gas Central Heating Wood burning Stove
- Attached Garage
- 3 Bedrooms 2 Reception Rooms
- Modern White Bathroom Suite
- Pvc Fascia And Eaves

## Entrance Porch

Upvc double glazed entrance door.

## Entrance Hall

Under stairs storage, porcelain tiled floor, panelled radiator.

## Lounge into Bay

13'5" x 11'2" (4.10 x 3.41)

Multi fuel burner, slate hearth, wood laminate floor, panelled radiator.

## Living/ Dining Room

10'9" x 10'3" (3.28 x 3.14)

Porcelain tiled floor, panelled radiator.

## Open Plan

## Kitchen

12'1" x 7'3" (3.7 x 2.21)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high

level oven, ceramic hob, stainless steel splash back, integrated extractor fan, integrated dishwasher, integrated fridge/freezer, integrated washing machine, tiled splash back, recessed lighting.

## First Floor

Landing

## Bedroom

8'4" x 7'10" (2.56 x 2.39)

Wood laminate floor, panelled radiator.

## Bedroom into Bay

13'4" x 9'10" (4.07 x 3.00)

Range of built-in mirrored slider robes, panelled radiator.

## Bedroom

10'8" x 10'5" (3.27 x 3.18)

Storage cupboard , panelled radiator

## Bathroom

Contemporary white suite comprising panelled bath, shower screen, drench shower, telephone hand shower, thermostatically controlled shower, pedestal wash hand basin, low flush wc, partly tiled walls, pvc ceiling, recessed lighting, chrome radiator.

## Roofspace

Slingsby type ladder, insulated.

## Attached Garage

20'10" x 10'11" (6.37 x 3.33)

Double doors, light and power, gas boiler.

## Outside

Gardens front and extensive rear in mature hedging, trees and lawn, raised patio area, tarmac driveway, 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.

