



## 14 Westway Drive , Belfast, BT13 3MQ

**Offers In The Region Of  
£275,000**

Magnificent Extensively Modernised And Extended Detached Villa Holding A Prime Position Within This Highly Desirable Location.

Holding a prime position within this highly regarded residential development this extended and comprehensively modernised detached villa will have immediate appeal. The richly appointed interior comprises 3 bedrooms, master bedroom with extensive range of built-in wardrobes, 3 reception rooms, luxury fitted kitchen and contemporary white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, downstairs furnished cloakroom, Pvc fascia & eaves and has undergone complete refurbishment works creating a stunning interior and exterior overflowing with luxury features.

Private enclosed landscaped gardens front and extensive rear with fabulous out door living areas with sun patios, artificial grass and privacy fencing and southerly aspect to rear combines with ample carparking to add the finishing touches to a home which will impress.

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



# 14 Westway Drive , Belfast, BT13 3MQ



- Impressive Extended Detached Villa
- Modern Deluxe Bathroom
- Downstairs Furnished Cloakroom
- Extensively Modernised Throughout
- 3 Bedrooms, 3 Reception Rooms
- Gas Central Heating
- Hard Landscaped Gardens
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Extensive Range Of Built-In Wardrobes

## Entrance Hall

Composite entrance door, ceramic tiled floor, feature radiator, quarter panelled walls, corniced ceiling.

## Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush WC, ceramic tiled floor, feature radiator.

## Utility Cupboard

## Lounge into Bay

16'2" x 9'10" into bay (4.95 x 3.00 into bay)  
Quarter panelled walls, radiators, ceramic tiled floor, corniced ceiling.

## Living Room

17'10" x 9'10" (5.44 x 3.00)  
Feature stone fireplace, ceramic tiled floor, panelled radiators, double dividing doors, corniced ceiling.

## Lobby

Cloaks, ceramic tiled floor.

## Extended Kitchen

18'2" x 9'1" (5.54 x 2.79)  
Bowl and a half single drainer composite sink

unit, extensive range of high and low level units, formica worktops, built-in double under oven and ceramic hob, canopy extractor fan, American fridge/freezer space, plumbed for a washing machine, panelled radiator, casual dining area, Pvc ceiling and panelled walls, recessed lighting, composite rear door,

## Extended Dining Room

15'7" x 12'11" (4.75 x 3.94)  
Ceramic tiled floor, feature radiators, Upvc double glazed patio doors to garden, Pvc ceiling, recessed lighting.

## First Floor

Quarter panelled walls, feature glass and wooden balustrades, concealed gas boiler, slingsby type ladder.

## Bathroom

Modern white suite comprising roll top bath, telephone hand shower, vanity unit, low flush WC, shower cubicle, thermostatically controlled drench shower, telephone hand shower, fully tiled walls, ceramic tiled floor, feature radiator, pvc ceiling, recessed lighting.

## Bedroom

17'1" x 9'8" (5.23 x 2.95)  
Extensive range of built-in wardrobes with cupboards above, dresser unit, panelled radiators.

## Bedroom

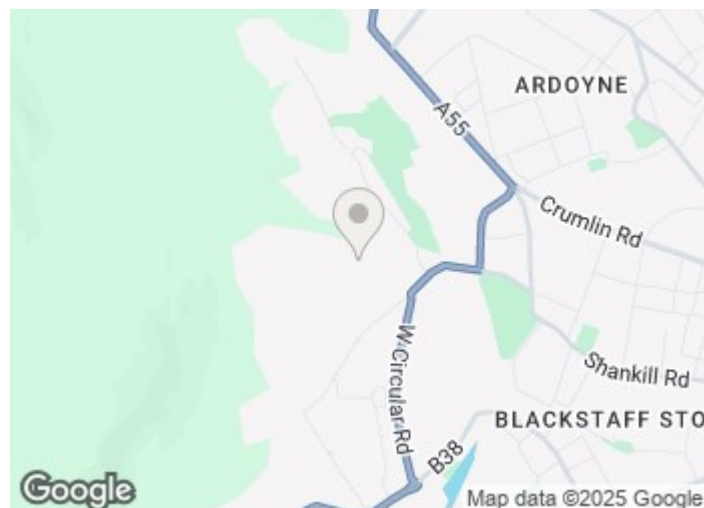
13'8" x 9'1" (4.19 x 2.77)  
Extensive range of built-in wardrobes with cupboards above, wood laminate floor, panelled radiator.

## Bedroom

9'8" x 7'8" (2.97 x 2.34)  
Wood laminate floor, panelled radiator.

## Outside

Extensive hard landscaped gardens front and south facing rear. Extensive brick paving with ample carparking and secure side drive. Privacy fencing to rear with extensive patio areas, awning, outside light and tap. Artificial grass, 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.

