



ULSTER PROPERTY SALES

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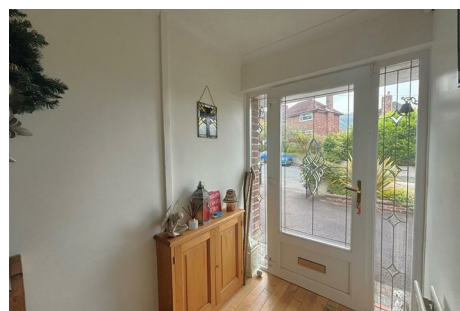
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



22 Kilcoole Park , Belfast, BT14 8LB

Offers Around £299,950

An Exceptional Home Extended And Remodelled To Create A Luxury Property Of Immense Proportions.

A beautifully redesigned and extended detached villa creating a stunning home overflowing with luxurious features creating a unique home with endless possibilities. The magnificently proportioned interior comprises 4 double bedrooms, master with extensive range of built-in robes and modern en-suite shower room, 3 reception rooms with French doors to rear patio, luxury fitted kitchen with island unit and contemporary white family bathroom suite. The dwelling further offers gas central heating, extensive use of wood strip and ceramic floor coverings, pvc double glazed windows and exterior doors, utility room and pvc fascia and eaves. Hard landscaped exterior with a detached garage and extensive summer room with en-suite shower room combine with the perfect location to make this an opportunity not to be missed.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Northern Ireland	70	72
EU Directive 2002/91/EC		

22 Kilcoole Park

, Belfast, BT14 8LB



- Stunning Double Extended Detached Villa
- Modern White Family Bathroom
- Principal Bedroom With Ensuite Shower Room
- Many Excellent Features Through Out
- 4 Bedrooms 3 Reception Rooms
- Upvc Double Glazed Windows
- Unique Garden Room With En-suite Shower Room
- Extended Luxury Fitted Kitchen
- Gas Central Heating.
- Detached Garage With Hard Landscaped Gardens

Entrance Hall

UPvc double glazed entrance door, double panelled radiator, wood strip floor, alarm system, under stairs cloaks.

Lounge

16'9" x 9'6" (5.12 x 2.92)

Bow window, double panelled radiator, wood strip floor, dividing doors to living room.

Extended Living Room

16'11" x 14'6" (5.16 x 4.43)

Wood strip floor, uPvc double glazed patio doors to patio leading to garden.

Dining Room

18'10" x 9'7" (5.75 x 2.93)

Bow window, wood strip floor.

Extended Kitchen

18'1" x 14'10" (5.53 x 4.54)

Bowl and a half single drainer composite sink unit, extensive range of high and low level units, formica worktops, range space, stainless steel canopy extractor fan, tall larder, island unit breakfast bar, plumbed for washing machine, plumbed for dishwasher, partly tiled walls, ceramic tiled floor, double panelled radiator, recessed lighting, uPvc double glazed rear door.

First Floor

Landing.

Principal Bedroom Suite

16'11" x 12'5" (5.18 x 3.80)

Extensive range of built-in slide robes, recessed lighting, wood strip floor, double panelled radiator.

En suite Shower Room

White suite comprising walk-in shower cubicle, thermostatically controlled drench shower, vanity unit, low flush WC, ceramic tiled floor, chrome radiator, recessed lighting.

Bedroom

14'9" x 12'9" (4.51 x 3.89)

Wood strip floor, recessed lighting, double panelled radiator.

Bedroom

11'11" x 9'8" (3.64 x 2.96)

Recessed lighting, panelled radiator.

Bedroom

10'5" x 9'6" (3.20 x 2.91)

Wood strip floor, recessed lighting, panelled radiator.

Bathroom

Contemporary white suite comprising free standing bath, thermostatically controlled double drench shower, vanity unit, low flush WC, feature radiator, ceramic tiled floor, recessed lighting, concealed gas boiler.

Roof Space

Insulated.

Garden Room

23'9" x 18'0" (7.25 x 5.49)

3 Panelled radiators, recessed lighting, oil fired central heating.

En Suite Shower room

White suite comprising walk-in shower cubicle, thermostatically controlled drench shower, telephone hand shower, pedestal wash hand basin, low flush wc, partly tiled walls, part pvc panelled walls, ceramic tiled floor, chrome radiator, recessed lighting.

Detached Garage

16'0" x 6'7" (4.90 x 2.02)

Up and over door.

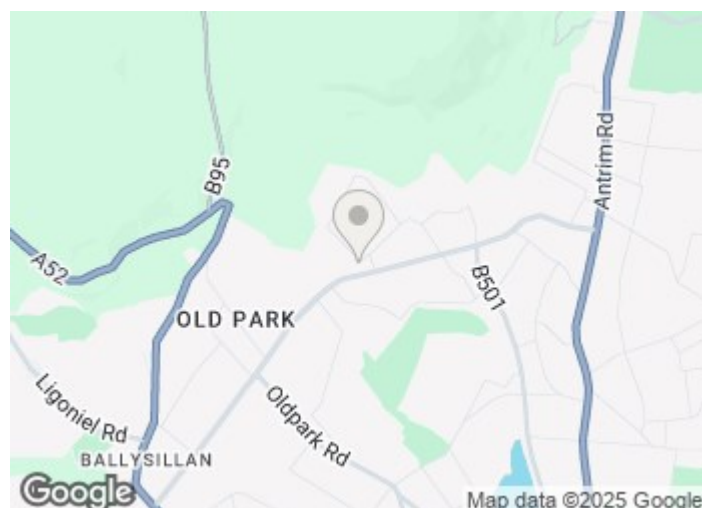
Utility Room

9'5" x 6'7" (2.89 x 2.02)

Plumbed for washing machine, plumbed for tumble dryer, uPvc double glazed door.

Outside

Hard landscaped gardens front with ample carparking to driveway and bays and south facing rear. Privacy screening to rear in extensive patio areas and brick paving garden lighting, outside tap. Oil tank



Directions



Floor Plan

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