

## 28 Abbeydale Parade , Belfast, BT14 7HJ

**Offers In Excess Of £209,950**

Magnificent Detached Residence Extended To The Rear Set Within This Most Popular Residential Location.

Holding a prime position within this highly regarded location with southerly aspect to rear, this extended detached villa will have immediate appeal. The property has been carefully maintained over the years and is perfect for those wishing to create a spacious modern home. The interior comprises 3 bedrooms, 2 reception rooms to include extended living room with lounge into bay, fitted kitchen with utility room off and fully tiled coloured bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, downstairs furnished cloakroom, extended entrance porch, Pvc fascia and eaves and an attached garage with brick paved driveway. Private gardens with southerly aspect to rear and a most convenient location combine with fabulous opportunity to make this a home not to be missed - Immediate inspection highly recommended.

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

# 28 Abbeydale Parade

, Belfast, BT14 7HJ



- Extended Attractive Red Brick Detached Villa
- Downstairs Furnished Cloakroom
- Upvc Double Glazed Windows
- Highly Regarded Location
- 3 Bedrooms, 2 Reception Rooms
- Utility Room
- Pvc Fascia And Eaves
- Fitted Kitchen Built-in Oven And Hob
- Coloured Bathroom Suite
- Oil Fired Central Heating

### Extended Entrance Porch

UPvc double glazed entrance door, ceramic tiled floor.

### Entrance Hall

Glazed vestibule door, panelled radiator, wall light point.

### Furnished Cloakroom

Avocado suite comprising wash hand basin, low flush WC.

### Lounge into Bay

13'4" x 10'4" (4.07 x 3.15)  
Wall light point, 3 panelled radiators.

### Extended Living Room

19'5" x 10'4" (5.94 x 3.15)  
Two panelled radiators.

### Dining Area

### Kitchen

11'11" x 8'0" (3.65 x 2.44)  
Bowl and a half single drainer stainless steel

sink unit, extensive range of high and low level units, formica worktop, built-in high level double oven and ceramic hob, canopy extractor fan, fridge/freezer space, partly tiled walls, panelled radiator, ceramic tiled floor.

Breakfast area.

### Utility Room

7'1" x 7'3" (2.18 x 2.23)  
Single drainer stainless steel sink unit, plumbed for washing machine, ceramic tiled floor.

### First Floor

Landing, feature leaded light window.

### Bedroom

8'1" x 8'0" (2.47 x 2.44)  
Panelled radiator.

### Bedroom

11'1" x 10'7" (3.38 x 3.23)  
Range of built-in wardrobes, panelled radiator.

### Bedroom into Bay

12'9" x 10'5" (3.90 x 3.20)  
Panelled radiator.

### Bathroom

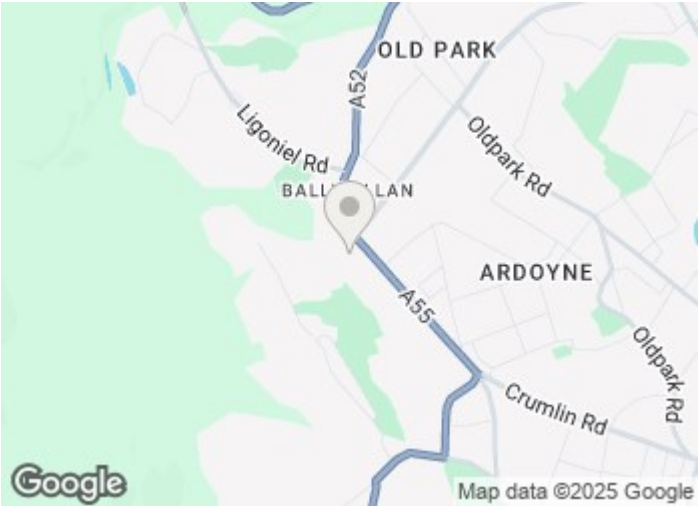
Avocado suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator, hot press/copper cylinder.

### Attached Garage

18'10" x 7'11" (5.76 x 2.43)  
Up and over door, oil boiler, paved driveway.

### Outside

Mature gardens front and private south facing rear in mature lawns, shrubs and flower beds, extensive patio area, outside light and tap oil tank.



## 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.

