



ULSTER PROPERTY SALES

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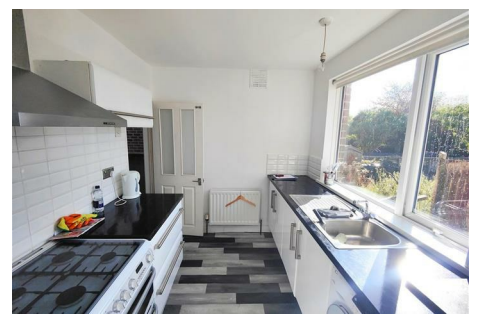
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



58 Prestwick Park , Belfast, BT14 6PJ

Offers Over £95,000

Well Presented Semi Detached Villa With Extensive Rear Gardens In This Sought After Location.

A well presented semi detached villa holding a prime cul-de-sac position within this most popular residential location. The interior comprises 2 bedrooms, living room, contemporary high gloss kitchen with dining and modern white bathroom suite. The dwelling further offers gas fired central heating, upvc double glazed windows & doors, low outgoings and an extensive rear garden ideal for the family to enjoy. Conveniently positioned just a short commute to the City and close to the many amenities of the Oldpark and Ballysillan Roads Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	62	68
EU Directive 2002/91/EC		

58 Prestwick Park

, Belfast, BT14 6PJ



- Well Presented Semi Detached Villa With Extensive Rear Gardens
- Modern White Bathroom
- Driveway Parking
- 2 Bedrooms, 1 Reception Room
- Gas Central Heating
- Extensive Rear Gardens
- Contemporary High Gloss Kitchen
- Upvc Double Glazed Windows & Doors
- Most Sought After Location

Entrance Hall

Pvc double glazed entrance door, outside light.

Lounge

13'8" x 7'9" (4.19 x 2.38)

Wired for wall mounted tv, double panelled radiator.

Kitchen

13'2" x 7'9" (4.02 x 2.38)

Bowl and a half stainless sink unit, extensive range of high and low level high gloss units, formica worktops, free standing cooker, stainless steel canopy extractor fan, partly tiled walls. Lvf flooring, plumbed for washing machine,

understairs storage, fridge freezer space, fridge freezer, panelled radiator, Pvc double glazed rear door.

First Floor

Access to roofspace.

Bedroom

12'4" x 9'3" (3.78 x 2.83)

Double panelled radiator, built-in storage, concealed gas boiler.

Bedroom

11'0" x 8'2" at widest (3.36 x 2.49 at widest)

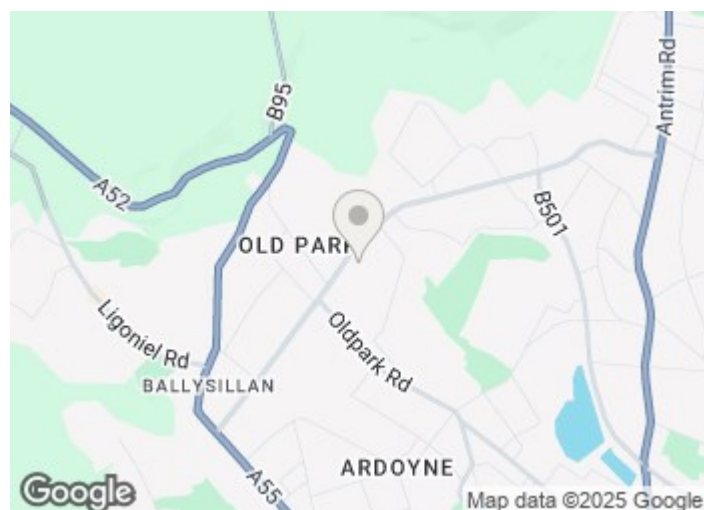
Panelled radiator.

Bathroom

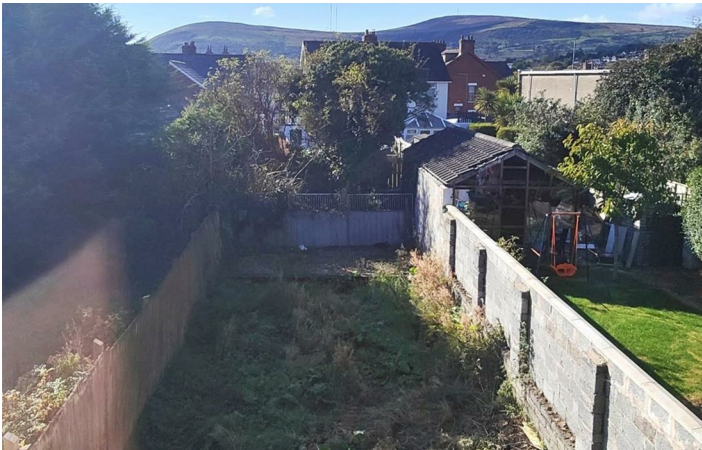
Fully tiled modern white bathroom suite comprising panelled bath, drench style thermostatic shower, shower screen, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

Outside

Hard landscaped gardens to front in stones, panel fencing. Driveway parking. Extensive rear in concrete patio, mature lawn, vertical panel fencing, outside light and tap.

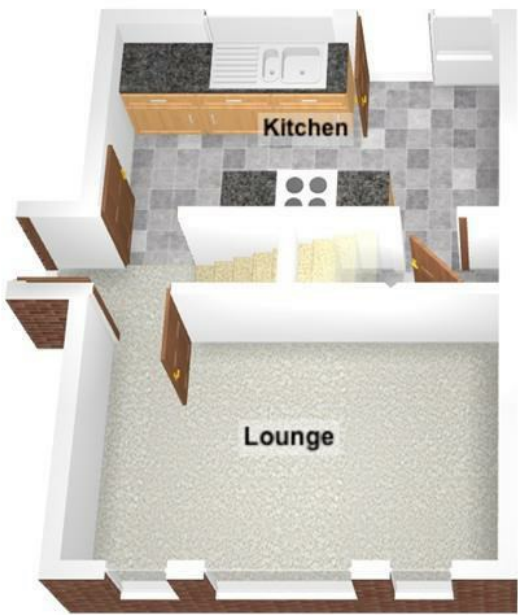


Directions



Floor Plan

58, Prestwick Park, BELFAST, BT14 6PJ



Ground Floor

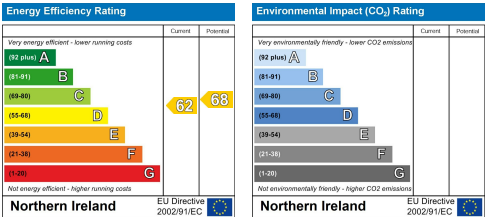


First Floor

Total Area: 46.7 m² ... 502 ft²

All measurements are approximate and for display purposes only

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.



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