



## 35 Waterloo Park , Belfast, BT15 5HU

**Offers In The Region Of  
£450,000**

A Charming Architecturally Designed Extended Detached Residence Nestled At The Foot Of Belfast's Cavehill

A splendid double fronted detached residence beautifully proportioned over 2 floors with feature mezzanine level situated within what is commonly regarded as one of North Belfast's premier address. The spacious interior comprises 5 bedrooms, principal with en-suite shower room plus study, 4 reception rooms, fabulous extended fitted kitchen with twin utility rooms and family bathroom suite. Holding a slightly elevated position commanding panoramic views over Belfast lough and beyond to the County Down coast line the dwelling further offers a downstairs furnished cloakroom, uPvc double glazed windows, gas fired central heating, and pvc fascia and eaves. Tranquil mature heavily screened gardens with southerly aspect to rear and ample carparking combines with the perfect location with leading schools, public transport, Cavehill Country Park and Fortwilliam Golf Course all within walking distance.

A fabulous home which will captivate all who view.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 35 Waterloo Park

, Belfast, BT15 5HU



- Substantial Extended Detached Residence
- Highly Desirable Residential Location
- 5 Bedrooms Plus Study
- 4 Reception Rooms Furnished Cloakroom
- Twin Utility Rooms
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Gas Fired Central Heating
- Luxury Family Bathroom
- En-suite Shower Room

#### Enclosed Entrance Porch

Upvc double glazed sliding entrance door, ceramic tiled floor.

#### Entrance Hall

Glazed vestibule door, wood floor, double panelled radiator.

#### Furnished cloakroom

White suite comprising pedestal wash hand basin, low flush wc, ceramic tiled floor.

#### Family Room

20'7" x 10'0" (6.28 x 3.07)  
Wood floor, panelled radiator.

#### Lounge

20'6" x 11'3" (6.27 x 3.44)  
Feature stone fireplace, gas flamed fireplace, wood floor.

#### Dining Room

18'9" x 11'1" (5.74 x 3.40)  
Wood floor, feature radiator, panelled radiator, upvc double glazed bi folding doors.

#### Extended Kitchen

19'11" x 9'3" (6.09 x 2.84)  
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and ceramic hob, stainless steel canopy extractor fan, tall larder, plumbed for dishwasher, fully tiled walls, ceramic tiled floor.

#### Snug

9'5" x 9'3" (2.88 x 2.82)  
Wood floor, panelled radiator.

#### Utility Room

10'0" x 7'9" (3.07 x 2.38)  
Extensive range of high and low level units, formica worktops, fridge/freezer space, tumble dryer space, plumbed for washing machine, gas boiler, hotpress copper cylinder, fully tiled walls, ceramic tiled floors.

#### Rear lobby

Range of built in cupboards, formica work top, plumbed for washing machine, tumble dryer space, fully tiled walls, ceramic tiled floor

#### Mezzanine Level

Landing wood floor.

#### Bathroom

Modern suite comprising panelled bath, telephone hand shower, shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, bidet, low flush wc, panelled radiator, fully tiled walls, ceramic tiled floor, recessed lighting.

#### Bedroom

11'7" x 9'11" (3.55 x 3.04)  
Panelled radiator.

#### First Floor

Landing, wood floor, twin velux rooflights.

#### Bedroom

10'4" x 8'10" (3.16 x 2.70)  
Wood floor, panelled radiator.

#### Study

9'9" x 4'6" (2.99 x 1.39)  
Wood floor, panelled radiator.

#### Bedroom

9'11" x 9'0" (3.04 x 2.76)  
Panelled radiator.

#### Bedroom

9'11" x 5'11" (3.03 x 1.81)  
Wood floor, panelled radiator.

#### Bedroom

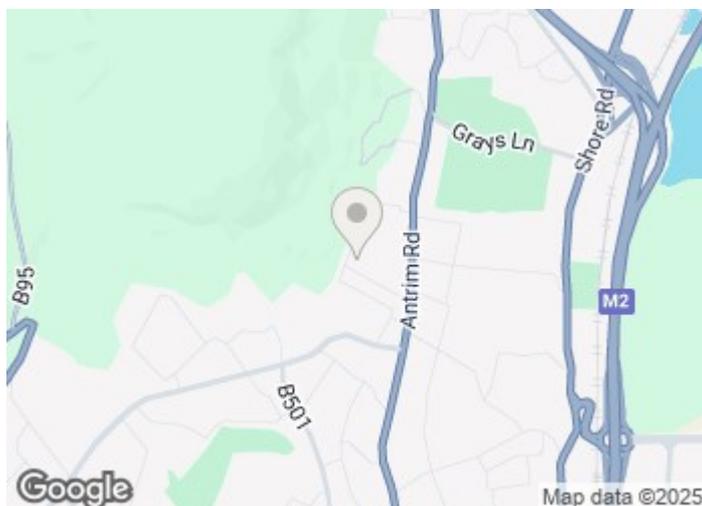
13'1" x 11'10" (3.99 x 3.61)  
Built-in mirrored slider robes, panelled radiator.

#### En-suite Shower Room

Modern suite comprising shower cubicle, electric shower unit, vanity unit, bidet, low flush wc, panelled radiator, feature leaded light window, fully tiled walls, ceramic tiled floor, recessed lighting.

#### Outside

Landscaped gardens front and south facing rear in lawns shrubs and flower beds, extensive patio and brick paved areas with driveway and patio areas, artificial pond, out side lights and tap.

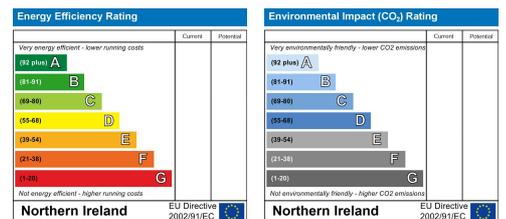


## Directions



# Floor Plan

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