



28 Ophir Gardens , Belfast, BT15 5EP

Offers In Excess Of £250,000

Handsome Period Semi Detached Villa Holding A Superb Site With Southerly Aspect Set Within This Highly Regarded Location

An exceptional period semi detached villa holding a mature prime site within ever popular location. The well maintained interior comprises 3 bedrooms, 2 reception rooms both into bay, fitted kitchen with dining area and classic white bathroom suite with separate wc. The dwelling further offers uPvc double glazed windows excluding two, alarm system, oil fired central heating, antique fireplaces, extensive use of wood strip and wood laminate floor coverings and has undergone a programme of improvement works in past times to include wiring and DPC works.

Mature gardens with a southerly aspect to rear and a most convenient location with off street car parking makes this the perfect family home.

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	38	49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

28 Ophir Gardens

, Belfast, BT15 5EP



- Handsome Period Semi Detached Villa
- 3 Bedrooms 2 Reception Rooms
- Spacious Fitted Kitchen With Dining
- Upvc Double glazed Windows
- Oil Fired Central Heating
- Classic White Bathroom Suite
- Many Fine Period Features
- Improvement Works Carried Out In Past Times
- South Facing Rear Garden
- Highly Regarded Residential Location

Enclosed Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

Entrance Hall

Upvc double Glazed vestibule doors, leaded light detail wood strip floor, panelled radiator cornice ceiling, under stairs cloaks.

Lounge into Bay

13'9" x 12'4" (4.21 x 3.77)
Attractive slate fireplace, tiled inset, panelled radiator, cornice ceiling, picture rail, wood strip floor.

Living Room into Bay

16'0" x 11'1" (4.88 x 3.40)
Attractive fireplace, panelled radiator, cornice ceiling, picture rail, wood laminate floor.

Kitchen

16'11" x 10'6" (5.17 x 3.21)
Bowl and a half single drainer stainless steel sink unit, extensive use of high and low level units, formica worktop, built-in under oven and gas hob, integrated extractor fan, plumbed for washing machine, fridge/freezer housing, tall larder, partly tiled walls panelled radiator.

Dining Area

Upvc double glazed rear door.

First Floor

Landing, velux roof light.

Bathroom

Classic white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, panelled walls, airing cupboard, hot press.

Separate Wc

Matching Low flush wc, panelled walls.

Bedroom

10'5" x 6'6" (3.19 x 1.99)
Original cast iron fireplace.

Bedroom

10'11" x 10'9" (3.33 x 3.28)
Original cast iron fireplace, tiled inset, panelled radiator, wood laminate floor, corniced ceiling.

Bedroom

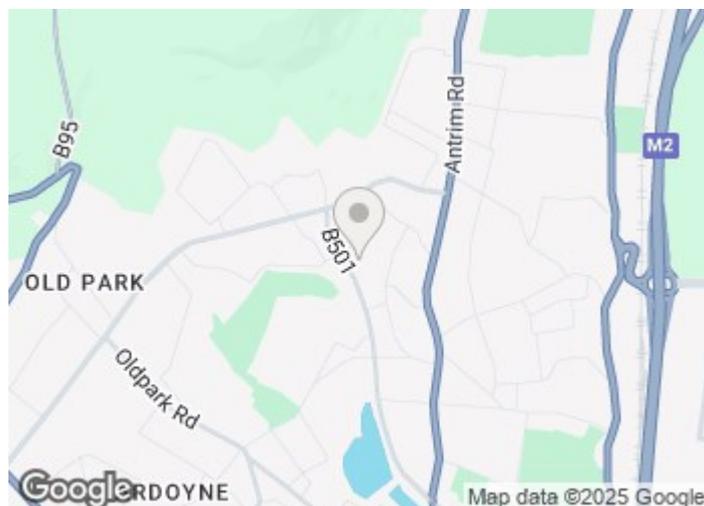
17'1" x 11'3" (5.22 x 3.43)
Original wooden fireplace, tiled inset, 2 panelled radiator, wood laminate floor, corniced ceiling.

Enclosed Rear Yard

Range of out buildings, oil boiler.

Outside

Mature gardens in front and rear in lawns shrubs, flowerbeds and mature hedging, southerly aspect to rear, driveway with double gates.

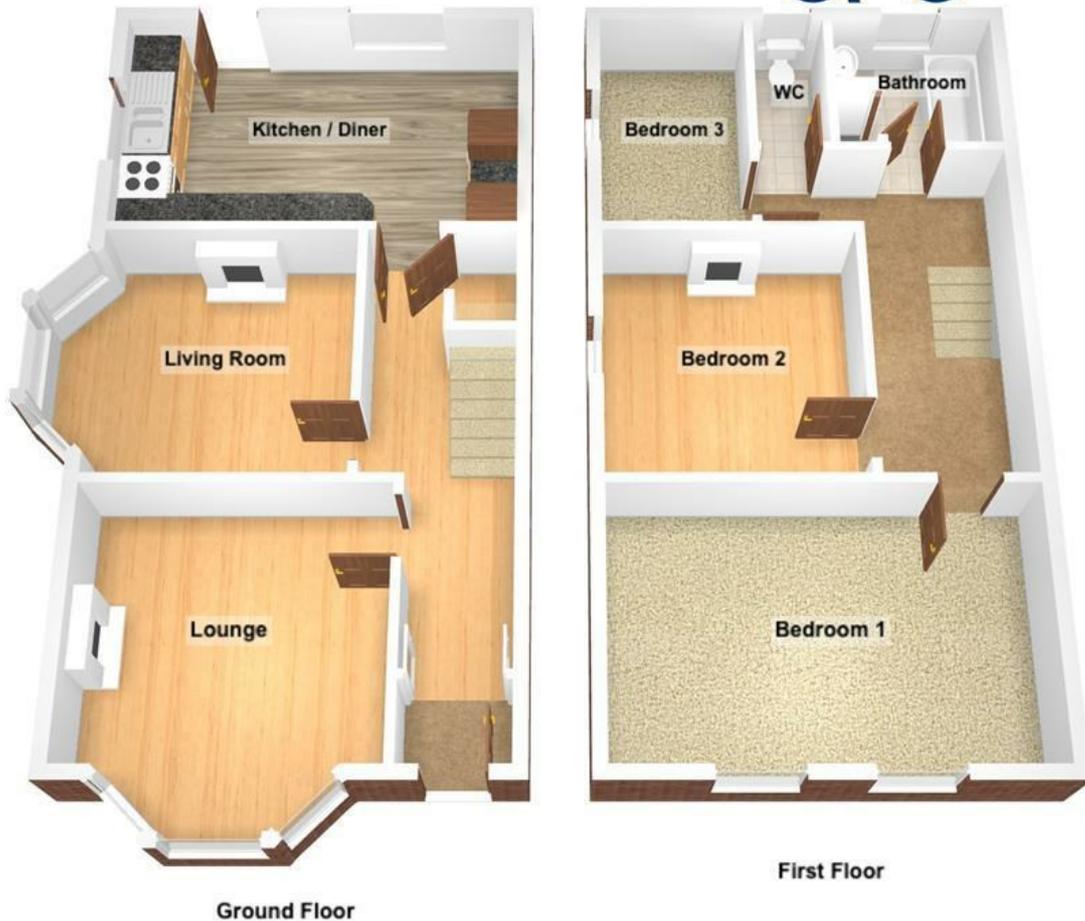


Directions



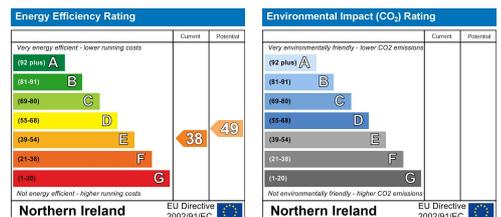
Floor Plan

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Total Area: 100.3 m² ... 1079 ft²
 All measurements are approximate and for display purposes only

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