



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 105 Wallasey Park , Belfast, BT14 6PQ

**Offers Around £125,000**

Stunning Semi Detached Villa Presented To "Show Home" Standards Within This Most Popular Location.

A fabulous bay extended semi detached villa holding a prime position within this ever popular location. The immaculately appointed interior comprises 2 bedrooms, extended lounge, luxury fitted kitchen incorporating built-in under oven and hob, integrated under fridge and freezer, dishwasher and washing machine. The dwelling further offers recently installed contemporary white bathroom suite, gas fired central heating, upvc double glazed windows and doors, extensive use of quality wood laminate, ceramic and porcelain tiled floors throughout. Gardens front and landscaped extensive rear combines with this most popular location - Early Inspection is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>70</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>47</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>11-20</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

# 105 Wallasey Park

, Belfast, BT14 6PQ



- Stunning Semi Detached Villa
- 2 Bedrooms, Lounge
- Luxury Integrated Kitchen
- Recently Installed White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Extensive Landscaped Gardens
- Most Popular Location
- Presented To "Show Home" Standards

## Entrance Hall

Upvc double glazed entrance door, porcelain tiled floor.

## Lounge

13'3" x 13'3" into bay (4.06 x 4.06 into bay)

Panelled wall, double panelled radiator, wood laminate floor.

## Kitchen

13'0" x 7'6" (3.96 x 2.29)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, stainless steel canopy extractor fan, concealed gas boiler, double panelled radiator, integrated fridge,

integrated dishwasher, integrated washing machine, integrated under freezer, porcelain tiled floor, breakfast bar, recessed lighting, under stairs cloaks, upvc double glazed rear door.

## First Floor

Landing, panelled radiator, floored and sheeted roofspace.

## Bedroom

13'4" x 9'5" (4.06 x 2.87)

Mirrored slider robes, panelled radiator, wood laminate flooring.

## Bedroom

7'11" x 11'1" (2.42 x 3.38)

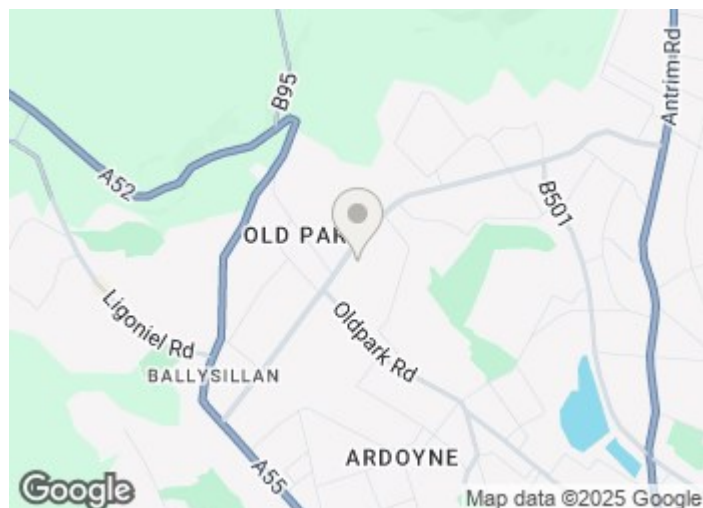
Mirrored slider robes, wood laminate floor, wired for wall mounted tv.

## Bathroom

Recently installed white suite comprising panelled bath, thermostatically controlled shower unit, shower screen, pedestal wash hand basin, low flush wc, pvc panelled walls, ceramic tiled floor.

## Outside

Front garden in stone chip, vertical panel fencing, rear garden in paving and stone chip, vertical panel fencing, mature lawn and hedging, outdoor electric.



## 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.

