



ULSTER PROPERTY SALES

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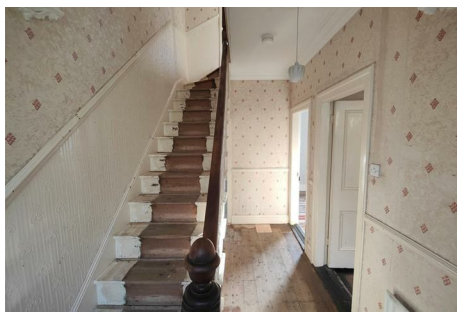
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



67 Westland Road , Belfast, BT14 6NL

Offers Over £189,950

Handsome Extended Red Brick Semi Detached Villa Holding A Mature Corner Position Within This Most Popular Residential Location.

Holding a prime corner position within this most popular residential location, this much improved extended semi detached villa offers obvious further potential. The well proportioned interior comprises 3 bedrooms, 2 reception rooms, downstairs wc with an extended modern fitted kitchen with informal dining and contemporary fully tiled bathroom in white suite. The dwelling benefits from gas fired central heating, upvc double glazed windows, pvc fascia, and eaves with replacement rainwater goods. The property has been maintained and improved to a good standard in recent years to include wiring updating and offers the perfect sized family accommodation and is within easy walking distance of leading schools, public transport, Cliftonville Golf Club, public parks and excellent local shopping. A detached timber garage and mature gardens with just the final internal cosmetic improvements required makes this a fantastic opportunity not to be missed - Early Viewing is highly recommended.

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

67 Westland Road

, Belfast, BT14 6NL



- Handsome Extended Semi Detached Villa
- Contemporary Bathroom In White Suite
- Upvc Double Glazed Windows
- Superb Mature Corner Site
- 3 Bedrooms, 2 Reception Rooms
- Downstairs WC
- PVC Fascia, Eaves, Replacement Rainwater Goods
- Extended Modern Fitted Kitchen
- Gas Fired Central Heating
- Timber Detached Garage

Entrance Hall

Hardwood entrance door, picture rail, panelled radiator.

Lounge into Bay

13'7" x 11'3" (4.16 x 3.44)
Panelled radiator.

Livingroom

11'5" x 10'11" (3.49 x 3.33)
Tiled fireplace, panelled radiator.

Dining Area

11'3" x 10'4" at widest (3.44 x 3.15 at widest)
Tall larder, low level units, ceramic tiled floor, pvc side door.

Archway to:

Extended Kitchen

9'5" x 8'8" (2.88 x 2.66)
Bowl and a half stainless steel sink unit, range of high and low level units, built-in

under oven and ceramic hob, integrated extractor fan, plumbed for a washing machine, fridge freezer space, partially tiled walls, ceramic tiled floor, panelled radiator.

Rear Lobby

Wall mounted gas boiler.

Downstairs Furnished Cloakroom

Low flush wc in white suite.

First floor

Landing, access to roofspace.

Bathroom

Contemporary fully tiled white suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, pvc panelled walls, pvc ceiling, ceramic tiled floor, feature radiator.

Bedroom

11'5" x 10'10" (3.48 x 3.32)
Panelled radiator.

Bedroom into Bay

13'5" x 10'7" (4.09m x 3.23m)
Double panelled radiator.

Bedroom

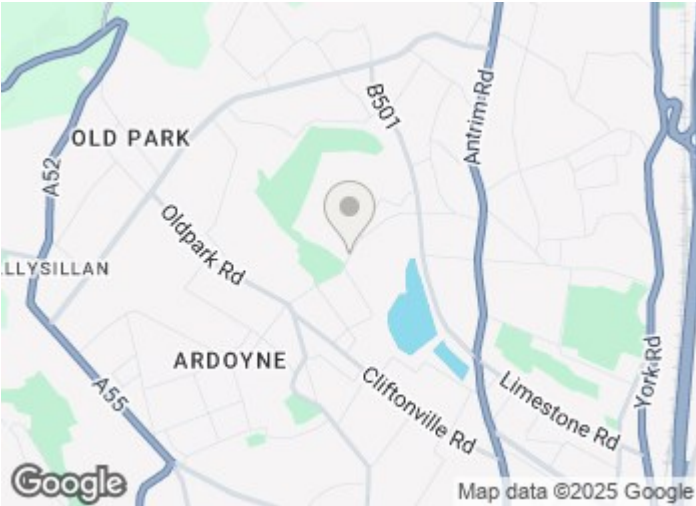
7'4" x 7'4" (2.25 x 2.25)
Panelled radiator.

Timber Garage

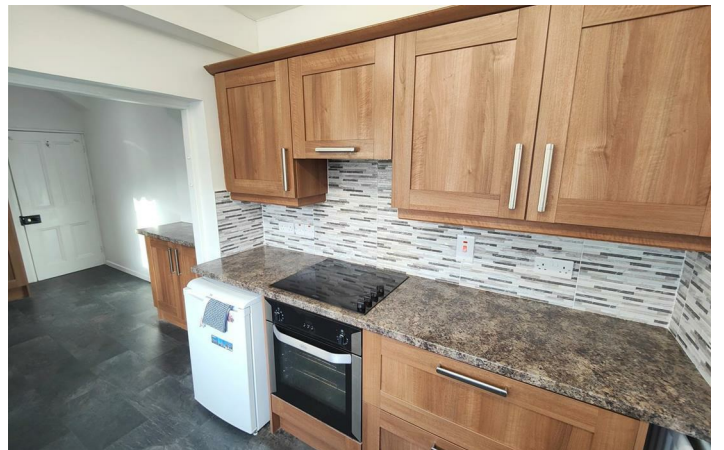
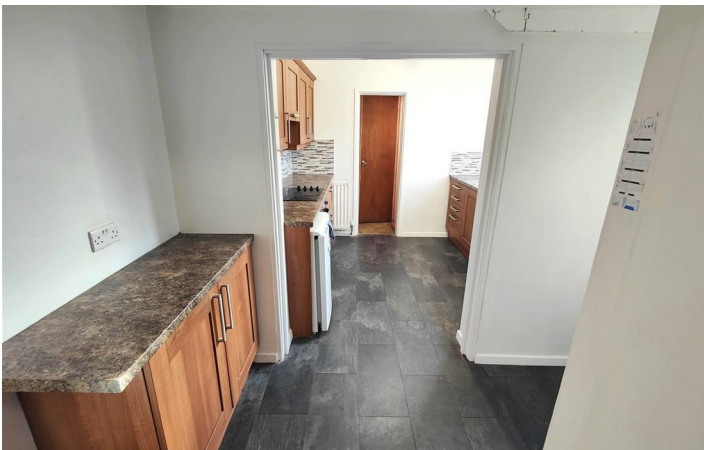
18'4" x 9'11" (5.60 x 3.04)
Up and over door, tarmac driveway.

Outside

Mature Gardens front, side and rear in lawns, shrubs and flower beds, patio area and garden paths.



Directions



Floor Plan

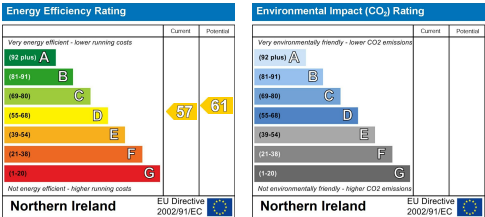
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Total Area: 83.2 m² ... 895 ft²

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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