



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



9 Innisfayle Gardens , Belfast, BT15 4GJ

Offers Over £215,000

Fantastic Opportunity To Purchase A Beautifully Presented Red Brick Semi Detached Villa With Superb Rear Gardens.

Holding a prime position with leading schools, shopping and public transport close at hand and the City Centre just a short commute this superb red brick semi detached villa has been remodelled and refurbished creating a family home which will have immediate appeal. The interior comprises 4 bedrooms, master bedroom with en-suite and delightful views across Belfast Lough, lounge, living room, modern fitted kitchen incorporating built-in 8 ring range cooker and luxury white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and exterior doors, pvc fascia and eaves and has benefited from a programme of improvements over past years including upgraded insulation. A delightful southerly rear garden, detached garage and excellent storage combines with this most popular location to make this the perfect family home - 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		EU Directive 2002/91/EC

9 Innisfayle Gardens

, Belfast, BT15 4GJ



- Beautifully Presented Red Brick Semi Detached Villa
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Superb Rear Gardens
- 4 Bedrooms, Master Bedroom With En-Suite
- Luxury Bathroom Suite
- PVC Fasia, Eaves, New Rainwater Goods
- 2 Reception Rooms
- Gas Central Heating
- Tarmac Driveway, Detached Garage

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, understairs storage.

Dining Room

13'5" x 11'3" into bay (4.10 x 3.44 into bay) Brick fireplace, double panelled radiator, wood laminate floor.

Lounge

14'0" x 11'4" (4.29 x 3.46) Double panelled radiator, wood laminate floor.

Kitchen

9'10" x 7'8" (3.02 x 2.34) Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, 8 ring range cooker, stainless steel extractor fan, integrated fridge/freezer, fully tiled walls, panelled radiator, pvc rear door.

Rear Lobby

Plumbed for washing machine, pvc door 8'11" x 8'9" (2.74 x 2.68) to rear.

First Floor

Landing

Bathroom

Luxury white bathroom suite comprising contemporary clawfoot bath, shower cubicle, thermostatic drench shower, telephone handset, vanity unit, low flush wc, towel rail, fully tiled walls, ceramic tiled floor, recessed lighting.

Bedroom

13'3" x 9'5" (4.04 x 2.89) Wood laminate floor, panelled radiator, built-in mirrored robes.

Bedroom

10'11" x 10'2" (3.34 x 3.12) Wood laminate floor, panelled radiator, built-in mirrored robes.

Bedroom

8'11" x 8'9" (2.74 x 2.68) Wood laminate floor, panelled radiator.

Second Floor

Bedroom

13'5" x 11'9" (4.10 x 3.60) Double panelled radiator, built-in mirrored robes.

En-Suite

Modern white bathroom suite comprising drench shower, telephone hand set, pedestal wash hand basin, low flush wc, towel rail, pvc panelled walls and ceiling, recessed lighting.

Outside

Garage

Up & over door, electric and lighting.



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.

