



ULSTER PROPERTY SALES

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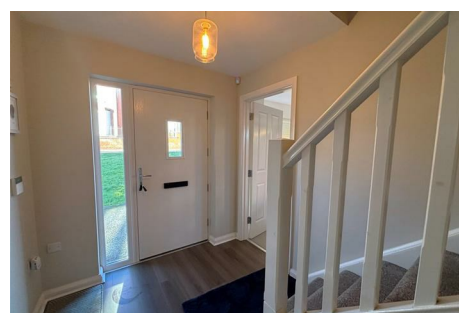
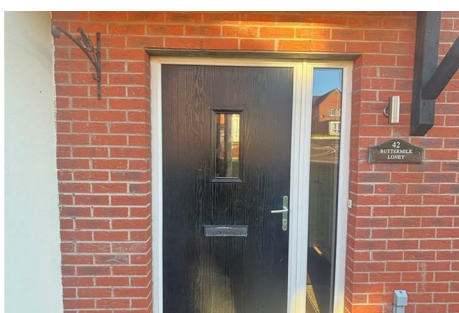
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



42 Buttermilk Loney , Belfast, BT14 8HC

Offers Over £199,950

Magnificent Luxuriously Appointed Recently Constructed Family Home On Prime Corner Position.

A fabulous opportunity to purchase a beautifully presented and luxuriously appointed recently constructed semi detached villa holding a prime corner position within this most popular development. The modern interior comprises 3 bedrooms, spacious lounge with double aspect windows, fabulous fitted kitchen incorporating built-under oven and ceramic hob, integrated fridge/freezer, washing machine with pvc door to garden. The modern white family bathroom is complimented by a matching en-suite shower room and downstairs furnished cloakroom. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, floored roofspace storage, superb energy rating, pvc fascia and eaves and quality wood laminate and ceramic floor coverings and has been presented to the highest standards throughout. Landscaped gardens front, side and private rear with delightful aspect and driveway parking adds the finishing touches to a home which will have immediate appeal - Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

42 Buttermilk Loney

, Belfast, BT14 8HG



- Magnificent Recently Constructed Family Home
- 3 Bedrooms, Master With En-Suite
- 1+ Reception Rooms
- Luxury Fitted Kitchen with Dining
- Modern White Bathroom Suite
- Downstairs Furnished Cloakroom
- Gas Fired Central Heating
- Upvc Double Glazed Windows & Exterior Doors
- Prime Corner Site
- Highly Regarded Development

Entrance Hall

Composite entrance door, wood laminate floor, panelled radiator, under stairs storage.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, panelled radiator, ceramic tiled floor, extractor fan.

Lounge

17'8" x 12'8" (5.40 x 3.87)
Into bay, double panelled radiator, wall mounted electric fire, wood laminate floor, double aspect windows.

Kitchen

20'2" x 9'11" (6.15 x 3.04)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and ceramic hob, stainless steel extractor fan, splash back, integrated dishwasher, plumbed for washing machine, integrated fridge/freezer, concealed gas boiler, ceramic tiled floor,

recessed lighting, uPvc double glazed door, double panelled radiator.

Dining Area:

Double aspect windows.

First Floor

Landing, Access to floored roofspace via slingsby style ladder, panelled radiator, storage cupboard.

Bathroom

Modern white suite comprising panelled bath with telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, chrome radiator, recessed lighting, extractor fan.

Bedroom 1

11'5" x 10'0" (3.49 x 3.07)
Panelled radiator, double aspect windows.

En-Suite

White suite comprising shower cubicle, thermostatically controlled shower unit, telephone hand shower, drench shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator.

Bedroom 2

11'1" x 9'0" (3.39 x 2.76)
Panelled radiator.

Bedroom 3

11'5" x 8'9" (3.49 x 2.68)
Panelled radiator, double aspect windows.

Outside

Landscaped gardens front, side and rear, paved patio, mature lawn, recent vertical panel fencing, outside light and tap. tarmac driveway parking for 2 cars.



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.

