



ULSTER PROPERTY SALES

UPS

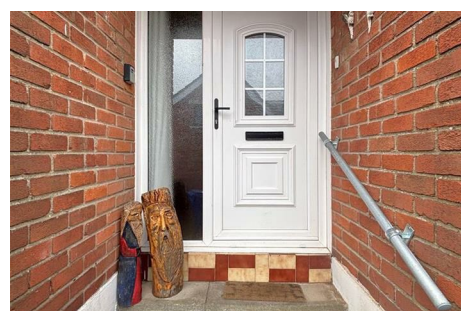
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



33 Squires Hill Road , Belfast, BT14 8FJ

Offers Over £180,000

A Fabulous Chalet Style Semi Detached Villa Affording Panoramic Views Over Belfast City And Beyond!

Offering one of the best views in Belfast this stunning modern chalet style semi detached villa will impress all who view. The modern interior comprises 3 bedrooms, 2 reception rooms, lounge with picture window, fitted kitchen incorporating built-under oven and 4 ring hob and modern white bathroom suite. The dwelling further offers conservatory, uPvc double glazed windows, gas central heating and extensive use of wood laminate flooring throughout. The panoramic views over Belfast Lough and beyond, this coupled with a garage adds the finishing touches to a home which will not disappoint. Immediate viewings 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

33 Squires Hill Road

, Belfast, BT14 8FJ



• Fabulous Chalet Style Semi Detached Villa • 3 Bedrooms

- Fitted Kitchen
- UPvc Double Glazed Windows
- Panoramic Views Over Belfast City And Beyond

- Modern White Bathroom Suite
- Gas central heating

- 2 Reception Rooms, Lounge With Picture Window
- Conservatory
- Garage

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, double panelled radiator.

Lounge

18'11" x 11'8" (5.79 x 3.57)
Attractive fireplace, log burner, wood laminate floor, double panelled radiator.

Dining Room

11'0" x 9'4" (3.36 x 2.86)
Wood laminate floor, double panelled radiator, pvc slide door to conservatory.

Conservatory

Upvc double glazed windows, ceramic tiled floor.

Kitchen

7'5" x 13'8" (2.27 x 4.18)
Bowl & 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under oven, 4 ring hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, dishwasher space, understairs storage, partly tiled walls, pvc door to rear.

First Floor

Landing, access to roofspace.

Bathroom

Modern white bathroom suite comprising shower cubicle, thermostatically controlled shower

unit, vanity unit, low flush wc, partly tiled walls, partly pvc walls, chrome radiator.

Bedroom

11'1" x 9'11" (3.40 x 3.03)
Built-in robe, wood laminate floor, double panelled radiator.

Bedroom

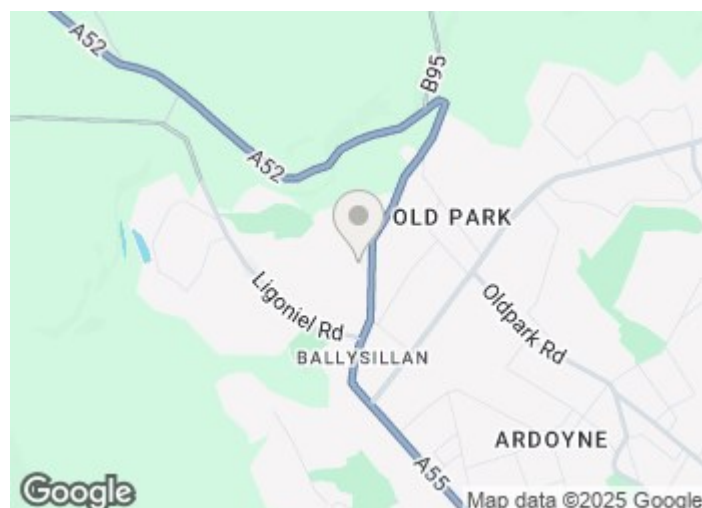
12'3" x 7'4" (3.75 x 2.25)
Wood laminate floor, double panelled radiator.

Bedroom

12'11" x 8'0" (3.95 x 2.44)
Built-in robes, wood laminate floor, double panelled radiator.

Outside

Multi level rear garden, greenhouse, rear hedging, outside light & tap.



Directions



Floor Plan

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