

## 519 Oldpark Road , Belfast, BT14 6QU

**Offers Over £169,950**

A Fantastic Opportunity To Purchase An Extended And Extensively Refurbished Period Town House Holding A Superb Position On This Most Popular Section Of The Oldpark Road.

Holding a superb position within a short stroll of the many amenities offered by the Oldpark and Cliftonville Roads this extended and refurbished home will have immediate appeal. The spacious interior comprising 3 bedrooms, 2 reception rooms, lounge with double doors to living room, extended modern fitted kitchen with pvc double doors to rear and deluxe bathroom in modern white suite. The dwelling further offers gas central heating, uPvc double glazed windows, excellent energy rating, modern fitted kitchen and has benefited from a program of improvement works in past years to include recent redecoration. Excellent sized walled rear garden with feature decking combines with the most convenient location to make this a fantastic first time buy or downsizing opportunity - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	74	75
EU Directive 2002/91/EC		



# 519 Oldpark Road , Belfast, BT14 6QU



- Fantastic Extended Period Town House
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Most Convenient Location
- Deluxe Bathroom Suite
- Recent Redecoration
- 3 Bedrooms 2 Reception Rooms
- Gas Central Heating
- Private Rear Garden

## Entrance Hall

Pvc double glazed entrance door.

Open plan:

## Lounge

16'1" x 11'2" (4.91 x 3.41)

Wood laminate floor, understairs storage, double panelled radiator, panelled radiator,

Double doors to:

## Living Room

15'9" x 10'9" (4.82 x 3.30)

Wood laminate floor, understairs storage, double panelled radiator.

## Extended Kitchen

12'6" x 8'1" (3.82 x 2.47)

Bowl and a half stainless steel sink unit extensive range of high and low level

units, formica worktop, 4 ring gas hob, steel under oven , stainless steel canopy extractor fan, american style fridge freezer space, plumbed for a washing machine, partly tiled walls, concealed gas boiler, upvc double glazed double doors, Lvf flooring.

## First Floor

Landing, access to roof space.

## Bathroom

Deluxe fully tiled white bathroom suite comprising panelled bath, shower screen, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, towel rail, fully tiled walls, ceramic tiled floor, Led lighting, extractor fan.

## Bedroom

10'5" x 10'5" (3.19 x 3.20 )

Wood laminate floor, double panelled radiator.

## Bedroom

9'11" x 10'5" (3.04 x 3.20)

Panelled radiator.

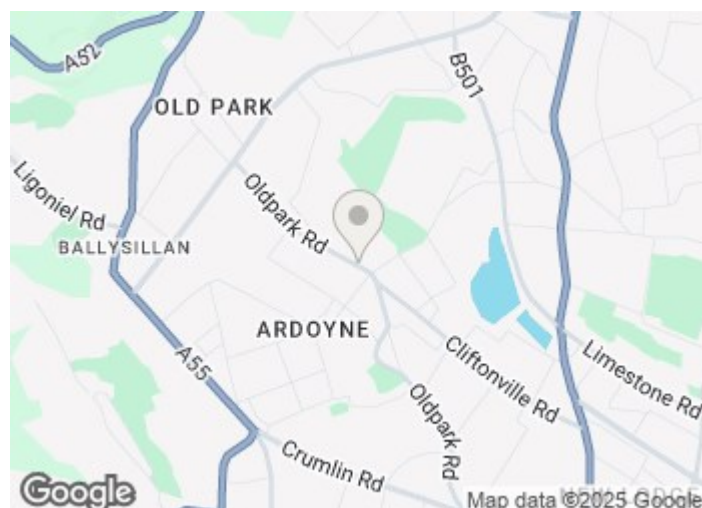
## Bedroom

6'11" x 5'7" (2.12 x 1.72)

Panelled radiator.

## Outside

Enclosed front in concrete pavers, mature hedging. Enclosed rear in concrete pavers, raised decked area, outside light and tap.



## Directions





Floor Plan

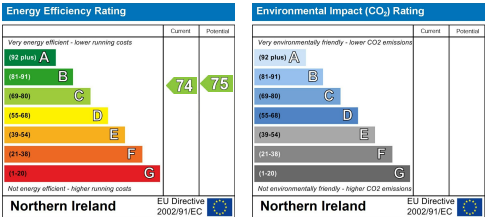
519, Oldpark Road, BELFAST, BT14 6QU



Total Area: 63.9 m² ... 688 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.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155
- BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270
- DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295
- MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
©Ulster Property Sales is a Registered Trademark