



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



13 Emersons Drive , Belfast, BT14 8LQ

Offers Around £180,000

Luxuriously Appointed Recently Constructed Townhouse.

A fabulous opportunity to purchase a beautifully presented and luxuriously appointed recently constructed townhouse holding a prime position within this most popular development. The modern interior comprises 2 bedrooms, spacious lounge, fabulous fitted kitchen incorporating built-under oven, ceramic hob, integrated fridge/freezer, plumbed for washing machine with pvc patio doors 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, floored roofspace storage, gas central heating, superb energy rating, pvc fascia and eaves and wood laminate and ceramic floor coverings and has been presented to the highest standards throughout. Landscaped gardens front and private south facing rear with delightful aspect adds the finishing touches to a home which will have immediate appeal - Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B	83	83
(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

13 Emersons Drive

, Belfast, BT14 8LQ



2



2



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B

- Luxuriously Appointed Recently Constructed Townhouse
- 2 Bedrooms, Master Bedroom With En-Suite
- 1+ Reception Rooms
- Luxury Fitted Kitchen with Dining
- Modern White Bathroom Suite
- Downstairs Furnished Cloakroom
- uPvc Double Glazed Windows & Exterior Doors
- Gas Fired Central Heating
- Private South Facing Rear Gardens
- Highly Regarded Development

Entrance Hall

Hardwood double glazed entrance door, wood laminate floor, uPvc double glazed patio doors, wood laminate floor, panelled radiator. concealed gas boiler, wood laminate floor, uPvc double glazed patio doors, double panelled radiator.

Furnished cloakroom

White suite comprising vanity unit, low flush wc, panelled radiator, wood laminate floor.

Lounge

15'2" x 10'4" (4.63 x 3.17)

Wood laminate floor, double panelled radiator.

Kitchen

16'11" x 10'7" (5.16 x 3.23)

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, plumbed for washing machine, integrated fridge/freezer,

Dining Area:

First Floor

Landing, Access to floored roofspace via slingsby style ladder.

Bathroom

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

Bedroom

12'7" x 9'10" (3.85 x 3.01)

Panelled radiator.

Bedroom

13'2" x 10'11" (4.03 x 3.33)

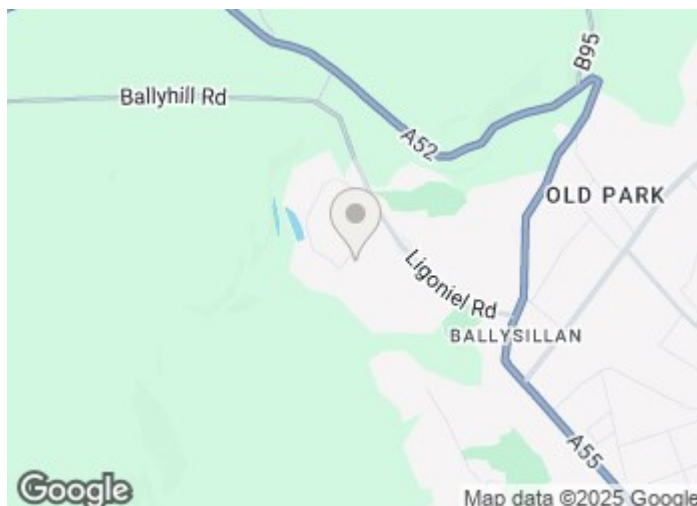
Panelled radiator.

En-suite

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

Outside

Landscaped gardens front and rear, paved patio, mature lawn, brick boundary wall, outside light and tap. Tarmac driveway parking.



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.

