



11 Wolfend Way , Belfast, BT14 8PT

Offers Over £119,950

Modern Town Terrace In Courtyard Setting Set Within This Popular Ligonell Road Location.

A beautifully presented and modernised town terrace holding a superb position within a courtyard setting. The richly appointed interior comprises 3 bedrooms, open plan lounge, spacious fitted kitchen with dining area off and classic white bathroom suite. The property further offers pvc fascia and eaves, uPvc double glazed windows, excluding one, downstairs furnished cloakroom, gas central heating, excellent energy rating and extensive use of ceramic and wood laminate floor coverings. Ideally suited to the first time buyer or young couple with secure parking and private gardens this is an opportunity not to be missed - 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 | | 72 | 72 |
| (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 | |

11 Wolfend Way , Belfast, BT14 8PT



- Superb Modern Terrace Property
- Classic White Bathroom
- Gas Central Heating
- Open Plan Lounge, 3 Bedrooms
- uPvc Double Glazed Windows (excluding 1)
- Increasingly Popular Location
- Spacious Modern Fitted Kitchen
- Downstairs Furnished Cloakroom
- Off Street Parking

Open Entrance Porch

Entrance Hall

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

Open Plan to:

Lounge

11'4" x 13'2" (3.45 x 4.01)

"Hole in wall" fireplace, 2 x double panelled radiators, wood laminate floor.

Kitchen

11'7" x 17'6" (3.53 x 5.33)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops,

cooker space, canopy extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor.

Dining Area

Double panelled radiator, under stairs storage, ceramic tiled floor.

Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, ceramic tiled floor.

First Floor

Landing, concealed gas boiler, storage cupboard.

Bedroom

11'1" x 9'5" (3.38 x 2.87)

Wood laminate floor, panelled radiator.

Bathroom

Classic white suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, double panelled radiator, half tiled walls, ceramic tiled floor.

Bedroom

8'2" x 6'9" (2.49 x 2.06)

Panelled radiator.

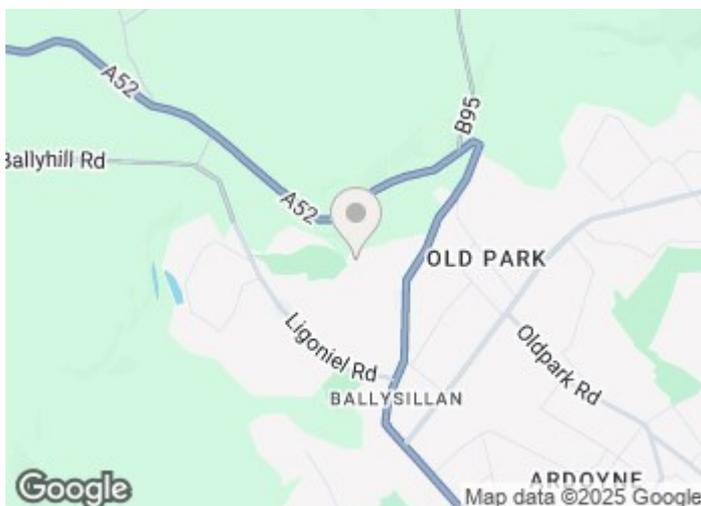
Bedroom

11'4" x 10'0" (3.45 x 3.05)

Wood laminate floor, panelled radiator, built-in robe

Outside

Hard landscaped gardens front and enclosed rear, outside light and tap, driveway, secure car parking

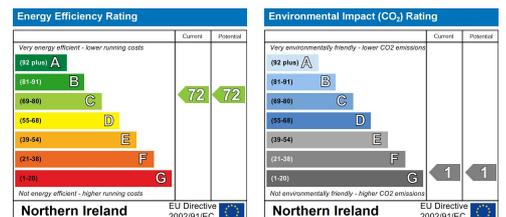


Directions



Floor Plan

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