



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 67 Westway Gardens , Belfast, BT13 3NS

### Offers In The Region Of £174,950

Spacious Red Brick Semi Detached Villa Holding A Prime Position Within This Most Popular Section Of The Westway Development.

A superb opportunity to purchase a spacious red brick semi detached villa holding a slightly elevated position within this most popular residential location. The interior comprises 3 bedrooms, 2 reception rooms, classic fitted kitchen and modern white bathroom suite comprising shower cubicle. The dwelling further offers oil fired central heating, uPvc double glazed windows, detached garage and mature gardens with southerly aspect to the rear plus excellent potential makes this the perfect family home worthy of your immediate attention.

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>	54	64
EU Directive 2002/91/EC		



# 67 Westway Gardens

, Belfast, BT13 3NS



- Spacious Red Brick Semi Detached Villa
- 2 Reception Rooms
- Oil Fired Central Heating
- Prime Position Within This Most Popular Location
- Classic Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Modern White Bathroom Suite
- Detached Garage

### Entrance Hall

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

### Lounge

14'5" x 11'3" (4.41 x 3.44)  
Attractive fireplace, wood laminate floor, 2 panelled radiators.

### Dining Area

12'5" x 9'7" (3.81 x 2.94)  
Wood laminate floor, double panelled radiator.

### Kitchen

11'3" x 7'8" (3.44 x 2.35)  
Bowl 1/2 sink unit, range of high and low level units, formica worktops,

cooker space, fridge/freezer space, plumbed for washing machine, ceramic tiled floor, partly tiled walls, double panelled radiator, pvc door to rear.

### First Floor

Landing, access to roofspace.

### Bathroom

Modern white bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, chrome towel rail, pvc ceiling, fully tiled walls, built-in storage, hot-press.

### Bedroom

12'5" x 9'9" (3.81 x 2.98)  
Wood laminate floor, panelled radiator.

### Bedroom

12'6" x 9'8" (3.82 x 2.95)  
Built-in robes, wood laminate floor, panelled radiator.

### Bedroom

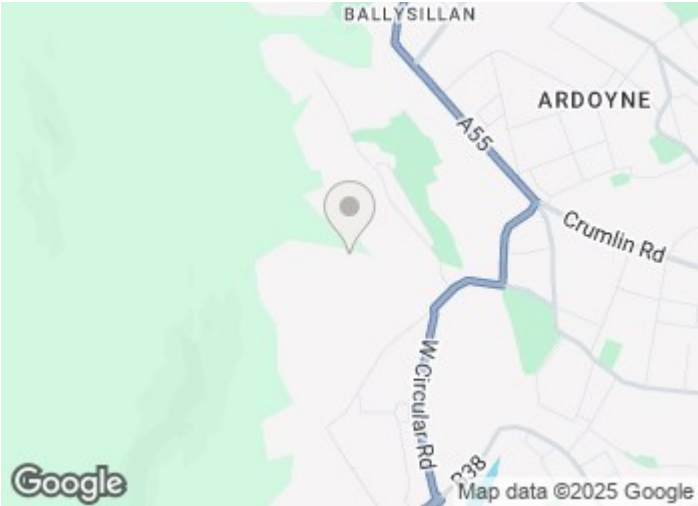
8'4" x 7'9" (2.56 x 2.38)  
Built-in robes, wood laminate floor, panelled radiator.

### Outside

Hard landscaped gardens front and south facing rear in mature shrubs, flowerbed and stone chippings, paved driveway, outside light and tap, oil tank.

### Detached Garage

Up & over door.



### 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.

