



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 80 Westland Way , Belfast, BT14 6TA

### Offers Around £114,950

Modern Constructed Townhouse Presented To The Highest Standard Holding A Quiet Cul De Sac Position.

This modern constructed townhouse has been refurbished and stylishly presented to the highest possible standard. The richly appointed interior comprises 3 bedrooms, master with built in mirrored robes and feature panelled wall, luxury fitted high gloss kitchen with dining area and fully tiled deluxe white bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia, eaves, gas central heating, rear lobby, bespoke storage, extensive use of wood laminate floor coverings and has maintained and presented to the highest standard by the previous owner.

Private hard landscaped rear gardens, low outgoings and a most convenient location just moments from the many amenities of the Cavehill Road and Cliftonville Golf Club with the City Centre just a short commute away combines to make this the perfect home for young and old alike - Early viewing 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		
Northern Ireland		EU Directive 2002/91/EC



# 80 Westland Way

, Belfast, BT14 6TA



- Modern Constructed Townhouse
- Presented To The Highest Possible Standard
- 3 Bedrooms
- Spacious Lounge
- Luxury Fitted Kitchen
- Deluxe Bathroom Suite
- Upvc Double Glazed Windows
- Pvc Fascia & Eaves
- Gas Central Heating
- Most Convenient Quiet Cul De Sac

**Entrance Hall**

Composite double glazed entrance door, ceramic tiled floor, understairs storage, double panelled radiator

**Lounge**

14'1" x 12'5" (4.30 x 3.81)  
Real effect electric fire, wood laminate floor, double panelled radiator.

**Kitchen**

13'1" x 9'2" (4.01 x 2.81)  
Single drainer stainless steel sink unit, extensive range of high gloss high and low level units, formica worktops, free standing cooker, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partially tiled wall, ceramic tiled floor, double panelled radiator,

**Rear Lobby**

Range of high and low level units, partially tiled wall, ceramic tiled floor, wood panelled wall, pvc ceiling, pvc double glazed rear door.

**First Floor**

Landing, ceramic tiled floor, built in storage, access to roofspace.

**Bathroom**

Deluxe white bathroom suite comprising walk in shower cubicle, drench style thermostatically controlled shower, pedestal wash hand basin, low flush wc, feature radiator, ceramic tiled floor, pvc panelled walls, recessed lighting, pvc ceiling.

**Bedroom**

13'8" x 9'0" (4.19 x 2.75)  
Wood laminate floor, panelled radiator.

**Bedroom**

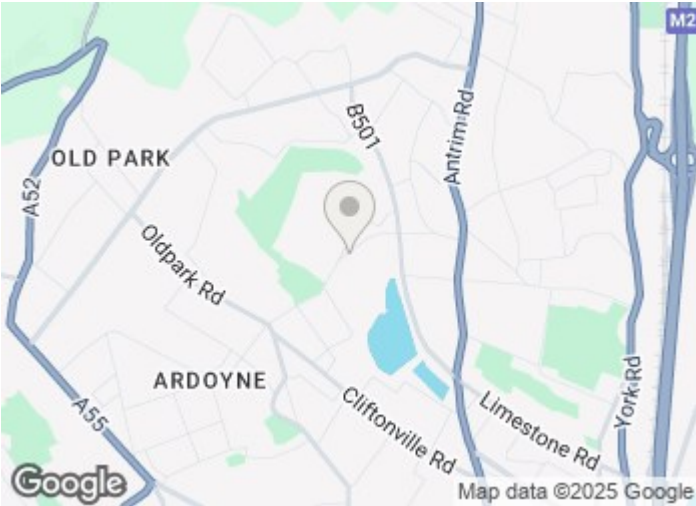
14'0" x 11'0" (4.28 x 3.36)  
Full width built in mirrored robes, wood laminate floor, panelled radiator.

**Bedroom**

10'1" x 8'1" (3.09 x 2.47)  
Built in shelving, wood laminate floor, panelled radiator.

**Outside**

Front garden in lawn and shrubs. Hard landscaped rear in patio, horizontal panel fencing, outside tap and light, storage.



**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.

