



20 Ambleside Court , Belfast, BT13 1QU

Offers Around £184,950

Stunning Modern Built Semi Detached Villa Set Within This Most Popular Cul De Sac Location.

A fabulous opportunity to purchase a stunning refurbished modern constructed semi detached villa situated within this much admired residential development. The richly appointed interior comprises lounge with media wall, 3 bedrooms, spacious recently fitted luxury kitchen with dining area off and recently installed contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, feature patio doors to garden and oil fired central heating. The exterior comprises landscaped gardens front and rear with ample off street carparking. Superb presentation combines with the prized end of cul de sac position to make this the ideal family home - Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		

72

61

EU Directive 2002/91/EC

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, Belfast, BT13 1QU



- Stunning Modern Built Semi Detached Villa
- Contemporary White Bathroom
- Landscaped Gardens Front & Rear
- Ideal Family Home
- 3 Bedrooms Lounge
- Oil Fired Central Heating
- Off Street Car Parking
- Luxury Fitted Kitchen
- UPvc Double Glazed Windows
- Prized End Of Cul De Sac Position

Entrance Hall

UPvc double glazed entrance door, understairs storage, porcelain tiled floor, double panelled radiator.

Lounge

15'11" x 11'10" (4.86 x 3.63)
Wood laminate floor, media wall, double panelled radiator.

Kitchen

18'9" x 11'3" (5.72 x 3.45)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and ceramic induction hob , integrated microwave, fridge freezer, washing machine, wine rack, stainless steel canopy extractor fan, glass splash

back, pvc ceiling, porcelain tiled floor.

Dining Area

Porcelain tiled floor, double panelled radiator, uPvc double glazed sliding doors.

First Floor

Landing, hotpress storage, access to roofspace via slingsby ladder.

Bedroom

9'8" x 8'6" (2.95 x 2.61)
Wood laminate floor, panelled radiator, built in storage.

Bedroom

11'1" x 11'0" (3.38 x 3.36)
Wood laminate floor, panelled radiator.

Bedroom

16'3" x 9'4" (4.96 x 2.85)
New carpet, panelled radiator.

Bathroom

Contemporary white suite comprising panelled bath and half, shower screen, thermostatic shower, pedestal wash hand basin, low flush wc, pvc panelled walls, pvc ceiling, wood laminate floor, feature radiator.

Outside

Double gates to tarmac driveway, paved path, mature lawn, brick boundary wall. Landscaped rear garden in patio, mature lawn, horizontal panel fencing, pvc oil tank, boiler house, outside light and tap.



Directions



Floor Plan

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