



ULSTER PROPERTY SALES

# UPS

**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 4 Meyrick Park , Belfast, BT14 6PD

**Offers Over £89,950**

Superb Semi Detached Villa With Delightful Gardens In This Most Popular Location.

Holding an excellent elevated position within this most popular location this period semi detached villa is sure to have immediate appeal. The interior would benefit from redecoration and comprises 2 bedrooms, lounge, fitted kitchen and coloured bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, replacement rainwater goods and gas central heating and has been immaculately maintained over long term family ownership. Private rear gardens and delightful aspect combines with the obvious potential for the canny first time buyer or investor alike to maximise the superb accommodation - Early Viewing is 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

## 4 Meyrick Park , Belfast, BT14 6PD



- Superb Period Semi Detached Villa
- Fitted Kitchen
- Gas Central Heating
- Fantastic Potential
- 2 Bedrooms
- Coloured Bathroom Suite
- Pvc Fascia And Eaves
- Lounge
- Upvc Double Glazed Windows
- Private Rear Gardens

### Entrance Hall

Upvc double glazed entrance door.

### Lounge

13'5" x 9'5" (4.10 x 2.88)

Attractive fireplace, double panelled radiator.

### Kitchen

13'0" x 7'7" (3.98 x 2.33)

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge freezer space, plumbed for washing machine, partly tiled walls, Lvf

flooring, panelled radiator, under stairs storage. hardwood rear door.

### First Floor

Landing.

### Bedroom

13'4" x 9'5" (4.07 x 2.88)

Panelled radiator.

### Bathroom

Coloured suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator.

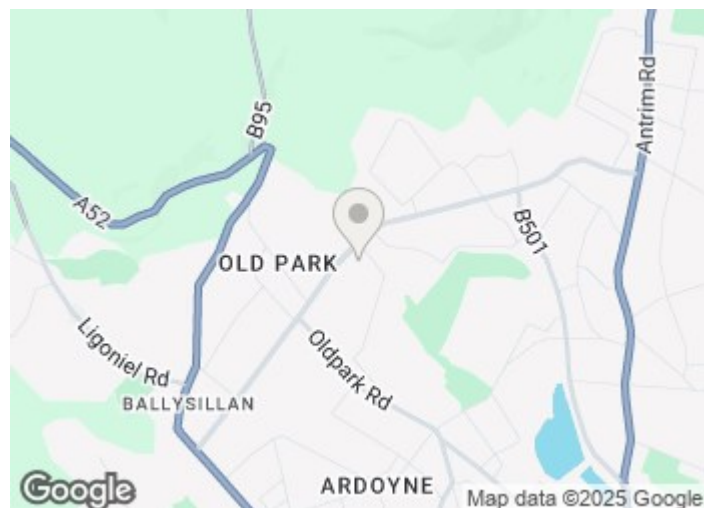
### Bedroom

10'8" x 7'10" at widest (3.27 x 2.40 at widest)

Built in storage, concealed gas boiler, panelled radiator.

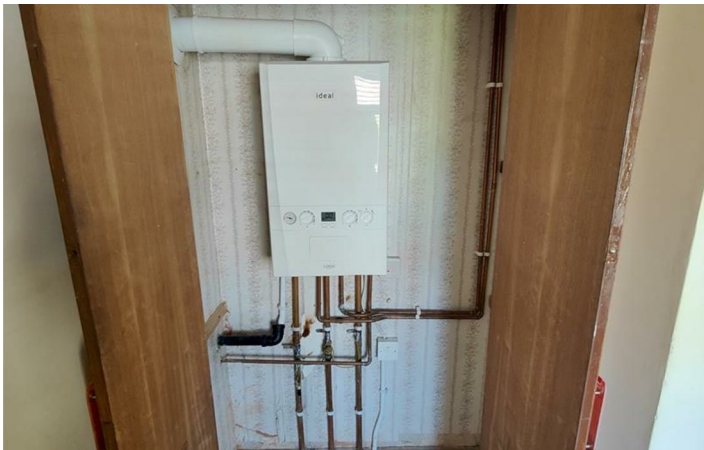
### Outside

Hard landscaped front patio garden, south facing rear in mature lawn, outside tap.



### 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.

