



## 15 Thirlmere Gardens , Belfast, BT15 5EF

**Offers Over £299,950**

Superb Extended Semi Detached Residence Within This Highly Desirable Residential Location.

A charming, extended and modernised semi detached villa period character from Belfast's 'heyday' just moments from the many amenities of the Cavehill and Antrim Road. The beautifully maintained interior comprises 4 bedrooms, 3 reception rooms, 2 into bay, extended country style kitchen and recently installed fully tiled bathroom suite. The dwelling further offers gas central heating, uPvc double glazed, fixed stairs to superb roof space storage with twin velux windows and delightful views of Cavehill. The property has benefited from significant improvements in past years including roofing and gas heating while still offering the opportunity for the new owners to put their own cosmetic stamp on this much loved and improved family home. A matching detached garage, excellent off street parking and private hard landscaped garden in brick pavers combines with leading schools, public transport, excellent shopping and the Cavehill Country Park all within walking distance to create the perfect family home - 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



# 15 Thirlmere Gardens

, Belfast, BT15 5EF



- Superb Extended Semi Detached Residence
- Recently Installed Fully Tiled Bathroom
- Superb Roof Space Storage
- Highly Sought After Residential Location
- 4 Bedrooms, 3 Reception Rooms
- Upvc Double Glazed Windows
- Detached Matching Garage
- Extended Fitted Kitchen
- Gas Central Heating
- Hard Landscaped Gardens

## Entrance Porch

Pvc double glazed entrance door, bevelled glass vestibule door, Terrazzo flooring.

## Entrance Hall

Wood laminate floor, picture rail, understairs storage, panelled radiator.

## Lounge

14'11" x 12'9" into bay (4.56 x 3.89 into bay)  
Wood laminate floor, picture rail, attractive fireplace, double panelled radiator.

## Living Room

16'0" x 13'3" into bay (4.88 x 4.06 into bay)  
Wood laminate floor, picture rail, attractive fireplace, panelled radiator x 2, double panelled radiator.

## Snug

11'3" x 10'11" (3.45 x 3.35)  
Picture rail, double panelled radiator.

## Kitchen

22'0" x 8'11" (6.72 x 2.72)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, ceramic hob, built in under

oven, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, double panelled radiator, pvc double glazed door.

## First Floor

Landing.

## Bathroom

Fully tiled bathroom white suite comprising panelled bath, shower screen, telephone handset shower, pedestal wash hand basin, low flush wc, feature radiator, extractor fan, recessed lighting, leaded light.

## Bedroom

11'4" x 10'6" (3.46 x 3.22 )  
Picture rail, double panelled radiator.

## Bedroom

15'1" x 11'2" into bay (4.60 x 3.42 into bay)  
Picture rail, double panelled radiator.

## Bedroom

14'9" x 11'11" into bay (4.52 x 3.64 into bay)  
Picture rail, double panelled radiator.

## Bedroom

9'2" x 7'3" (2.81 x 2.23)  
Panelled radiator, fixed staircase to roof space storage.

## Roof Space Storage

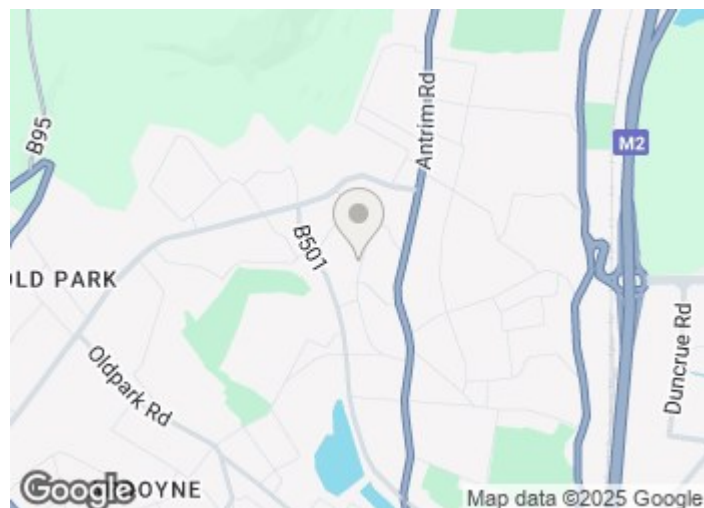
17'5" x 9'8" (5.32 x 2.96)  
Wood laminate floor, twin velux style windows, full length under eaves storage.

## Garage

16'6" x 9'6" (5.03 x 2.92)  
Up and over door.

## Outside

Gardens front and private rear in feature brick paver patio, raised flower beds, mature hedging, vertical panel fencing, outside light and tap. Brick paver driveway, ample car parking.



## 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.

