



ULSTER PROPERTY SALES

# UPS

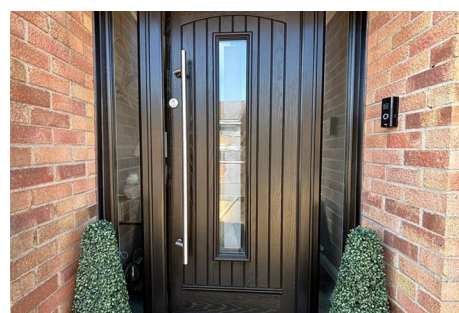
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 59 Wolfhill Avenue South , Belfast, BT14 8NU

**Offers Over £235,000**

Fantastic Opportunity To Purchase A Stunning Refurbished Modern Built Extended Semi Detached Villa In This Most Popular Location.

Holding a prime position in this highly regarded location with leading schools, shopping and public transport close at hand and the City Centre a short commute this stunning extended modern built semi detached villa has been refurbished creating a luxury "show home" finish which will have immediate appeal. The immaculate interior comprises 3 bedrooms, spacious lounge with feature black aluminium double doors to the luxury integrated kitchen with quartz worktops, breakfast bar with informal dining, oversized archway leading to the sunroom extension with double doors to the landscaped rear and deluxe fully tiled 4 piece bathroom suite. The dwelling further offers recently installed gas central heating, recently fitted uPvc double glazed windows, doors, pvc fascia and eaves and has benefited from a complete refurbishment done to the highest standard including new internal doors, high quality flooring and contemporary decoration throughout. A delightful low maintenance rear garden in feature artificial grass with brick paver patio and ample brick paver parking to the front combines with this most popular and sought after location to make this the perfect luxury family home - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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

# 59 Wolfhill Avenue South

, Belfast, BT14 8NU



- Stunning Extended Semi Detached Villa
- Refurbished To The Highest Standard
- 3 Bedrooms Spacious Lounge
- Luxury Kitchen Informal Dining
- Sunroom Extension
- Fully Tiled Deluxe 4 Piece Bathroom Suite
- Recently Installed Gas Heating
- Recently Fitted Upvc Double Glazed Windows
- Low Maintenance Landscaped Gardens
- Most Popular Location

## Entrance Hall

Composite uPvc double glazed entrance door, herringbone wood laminate flooring, understairs storage, panelled radiator.

## Lounge

14'2" x 12'4" into bow (4.32 x 3.78 into bow ) Herringbone wood laminate flooring, faux fireplace, recessed lighting, feature aluminium double doors, double panelled radiator.

## Kitchen

10'2" x 20'2" at widest (3.12 x 6.17 at widest) Single drainer stainless steel sink unit, range of high and low level units, quartz worktop, built in high level oven and microwave, ceramic hob, stainless steel extractor fan, quartz splashback, breakfast bar, plumbed for washing machine, "American" fridge freezer space, recessed lighting, herringbone flooring.

Informal Dining:

Feature radiator, herringbone flooring, archway to sunroom.

## Sunroom

12'2" x 12'4" (3.73 x 3.78) Herringbone flooring, pvc double doors, recessed lighting, double panelled radiator.

## First Floor

Landing, built in storage, access to roofspace.

## Bathroom

Fully tiled deluxe white bathroom suite comprising free standing bath, shower cubicle with drench thermostatically controlled shower, telephone handset shower, vanity unit, low flush wc, smart mirror, feature radiator, recessed lighting.

## Bedroom

12'2" x 11'8" (3.71 x 3.58) Wood laminate flooring, recessed lighting, panelled radiator.

## Bedroom

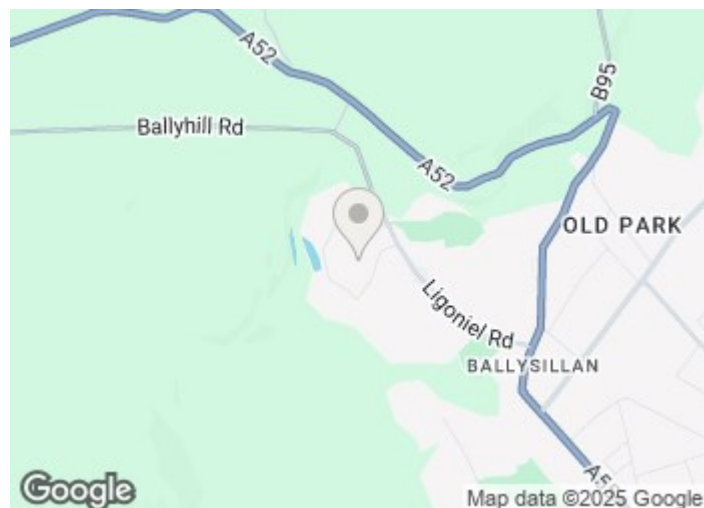
12'2" x 10'9" (3.71 x 3.30) Wood laminate flooring, recessed lighting, panelled radiator.

## Bedroom

8'7" x 7'6" (2.64 x 2.31) Wood laminate flooring, recessed lighting, panelled radiator.

## Outside

Hard landscaped garden to front in and ample driveway parking in brick pavers. Low maintenance rear garden in brick paver patio, artificial grass, raised flower beds, twin outside taps and light, vertical panel fencing.



## 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.

