

## 15 Springvale Gardens , Belfast, BT14 8BZ

**Offers Over £149,950**

Superb Refurbished Red Brick Semi Detached Villa With Delightful Gardens.

A superb refurbished red brick semi detached villa holding a prime position within this most convenient and popular location offering the perfect family sized accommodation. The spacious interior comprises 3 bedrooms, through lounge with pvc doors to rear, recently fitted luxury integrated kitchen and white fully tiled bathroom suite. The dwelling further offers uPvc double glazed windows, gas heating and extensive use of wood laminate and ceramic floor coverings throughout. Delightful hard landscaped gardens with extensive raised patio with mature lawn and excellent basement storage combines with the most convenient location with excellent shopping, public transport and schools all close to hand - Early Viewing is highly recommended for this superb family home.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
<b>Northern Ireland</b>	71	74
EU Directive 2002/91/EC		



# 15 Springvale Gardens

, Belfast, BT14 8BZ



- Superb Refurbished Semi Detached Villa
- 3 Bedrooms 1 Reception
- Recently Fitted Luxury Kitchen
- White Fully Tiled Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Hard Landscaped Gardens
- Feature Raised Patio Excellent Storage
- Most Convenient Location
- Fantastic Family Home

## Entrance Hall

uPvc double glazed entrance door, wood laminate floor, double panelled radiator.

## Through Lounge

23'4" x 11'3" (7.13 x 3.45)

Attractive fireplace, electric inset, wood laminate floor, pvc double doors to rear, double panelled radiator x 2.

## Kitchen

13'2" x 7'1" (4.02 x 2.18)

Single stainless steel sink unit, extensive range of high and low level units, tall larder, formica worktops, 4 ring gas hobs, glass splash back, steel under oven,

integrated fridge freezer, dish washer, plumbed for washing machine, stainless steel canopy extractor, partly tiled walls, wood laminate flooring, recessed lighting, panelled radiator, uPvc double glazed rear door.

## First Floor

Landing, access to roospace, leaded light.

## Bedroom

11'7" x 8'8" (3.55 x 2.65)

Extensive range of mirrored slide robes, panelled radiator.

## Bedroom

10'4" x 9'10" (3.15 x 3.02)

Built in storage, recessed lighting, double panelled radiator.

## Bedroom

8'1" x 7'5" (2.48 x 2.28)

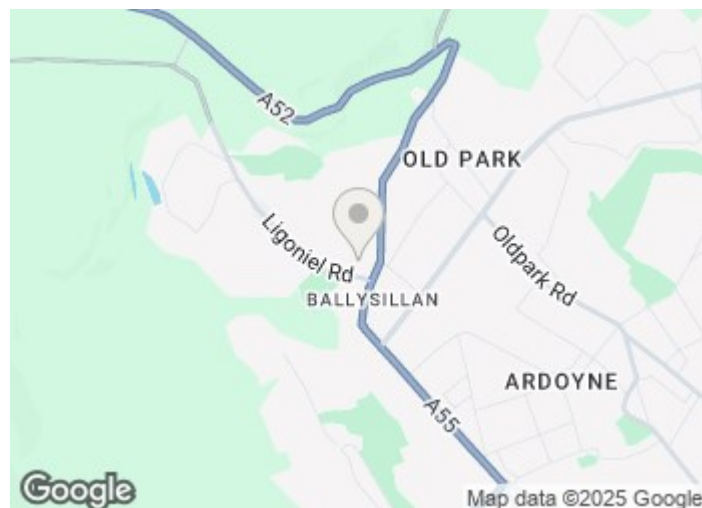
Built-in robe, concealed gas boiler, panelled radiator

## Bathroom

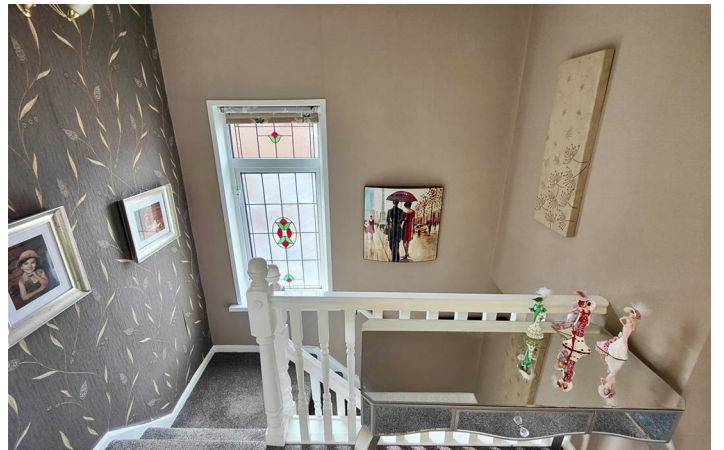
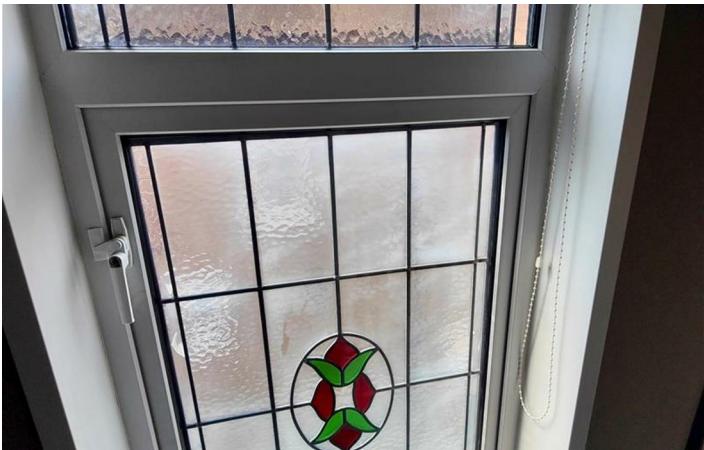
Fully tiled white suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

## Outside

Landscaped gardens to front in mature lawn and shrubs. Rear with feature raised patio in concrete pavers steps to mature lawn, Basement storage, outside tap. Driveway parking.



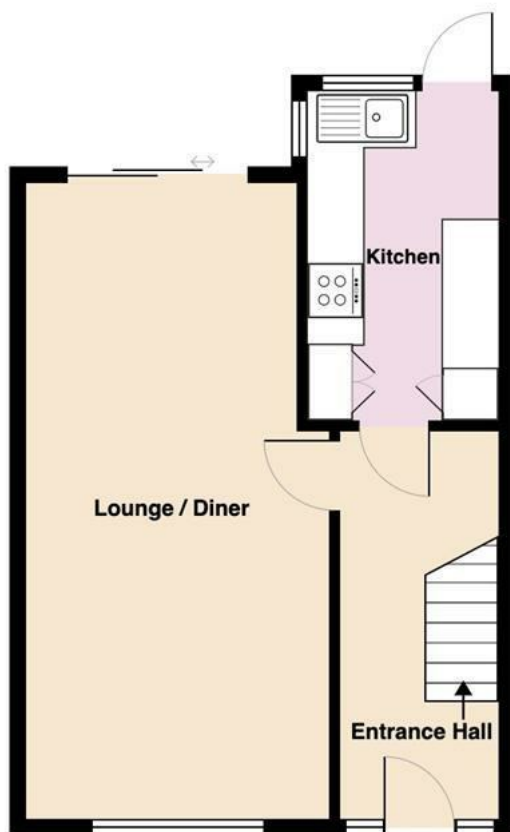
## Directions





## Floor Plan

15, Springvale Gardens, BELFAST, BT14 8BZ



Ground Floor

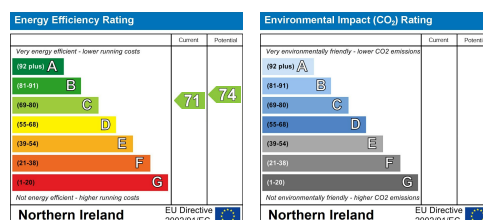


First Floor

Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185  
BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
©Ulster Property Sales is a Registered Trademark