



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 678 Oldpark Road , Belfast, BT14 6QN

**Offers Over £159,950**

Immaculate Extended and Refurbished Semi Detached Villa With Superb Gardens.

Holding a prime position on the Oldpark Road this extended refurbished semi detached villa will have immediate appeal. The richly appointed interior comprises 2 bedrooms, through lounge into bay, contemporary fitted kitchen, deluxe white bathroom suite and fixed staircase to superb roofspace storage with velux window and under eaves storage. The dwelling further offers oil fired central heating, uPvc double glazed windows, improved joinery, extensive use of quality wood laminate and ceramic floor coverings and has been benefited from a programme of improvements including new roof. Off street car parking and superb gardens with detached garage combines with low outgoings and this most popular location to make this the perfect first time young 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



# 678 Oldpark Road

, Belfast, BT14 6QN



- Immaculate Extended and Refurbished Semi Detached Villa
- Modern White Bathroom Suite
- uPvc Double Glazed Windows
- Most Popular Location
- 2 Bedrooms, Through Lounge
- Fixed Staircase To Roofspace Storage
- Off Street Car Parking
- Contemporary Fitted Kitchen
- Oil Fired Central Heating
- Superb Gardens Detached Garage

### Entrance Hall

Hardwood entrance door, understairs storage, wood laminate floor.

### Through Lounge

21'9" x 10'2" into bay (6.65 x 3.10 into bay)  
Oak and glass doors, wood laminate floor, double panelled radiator x 2.

### Kitchen

13'0" x 7'4" (3.95 x 2.23)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, plumbed for washing

machine, fridge/freezer space, wood laminate floor, panelled radiator, partially panelled walls.

### Sun Room

8'7" x 13'3" (2.61 x 4.04)  
Double panelled radiator, wood laminate floor, recessed lighting, uPvc double glazed patio doors.

### First Floor

Landing, panelled radiator.

### Bedroom

13'7" x 9'2" (4.13 x 2.80)  
Double panelled radiator, wood laminate floor.

### Bedroom

10'8" x 7'3" (3.24 x 2.21)  
Panelled radiator, wood laminate floor.

### Bathroom

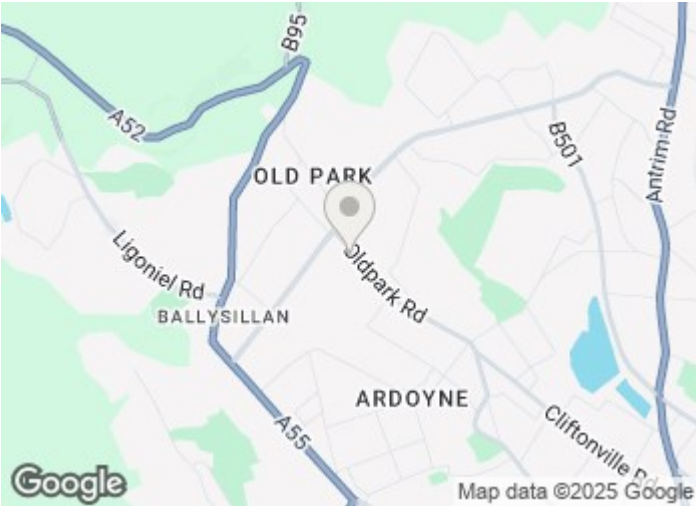
Fully tiled deluxe white suite comprising panelled bath, thermostatically controlled drench style shower, pedestal wash hand basin, vanity unit, fully tiled walls, chrome radiator, ceramic tiled floor, pvc ceiling.

### Roof Space

Gas boiler, floored, natural light.

### Outside

Front garden in paved driveway with ample off street car parking, rear in patio and lawn, rasied decking, vertical panel fencing, garden shed, plumbed for tumble dryer, 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.

