



## 27 Fortwilliam Park , Belfast, BT15 4AL

**Offers Over £379,950**

Superb Red Brick Period Semi Detached Residence Holding A Magnificent Mature Site Within This Highly Desirable Residential Location.

A superb re-modelled and modernised semi detached villa retaining period character from Belfast's 'heyday' and holding a prime position in this highly desirable tree lined location. The beautifully presented and updated interior comprises 4 bedrooms over first and second floors, study, 3 plus reception rooms, extended country style kitchen with dining area, downstairs wc, and recently installed deluxe bathroom suite to first floor and classic bathroom suite to second floor. The dwelling further offers oil fired central heating, pvc double glazed windows and pvc fascia and eaves. A matching detached double garage, excellent off street parking and mature landscaped south facing gardens with feature decking combines with leading schools, public transport, excellent shopping 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		
<b>Northern Ireland</b>		
	40	56
	EU Directive 2002/91/EC	



# 27 Fortwilliam Park

, Belfast, BT15 4AL



- Superb Red Brick Period Semi Detached Residence
- 4 Bedrooms 3 Plus Reception Rooms
- Country Style Fitted Kitchen
- Deluxe Bathroom Suite
- Furnished Cloakroom Classic Bathroom Suite
- Upvc Double Glazed Windows,
- Oil Fired Central Heating
- Matching Detached Double Garage
- Delightful South Facing Gardens
- Most Desirable Tree Lined Location

### Entrance Hall

Hardwood double glazed entrance door, wooden flooring, panelled radiator.

### Lounge

15'6" x 11'9" (4.74 x 3.59)  
Wood laminate floor, attractive fireplace with granite hearth, picture rail, built in storage, panelled radiator.

### Dining Room

14'11" x 12'1" (4.55 x 3.70)  
Wood laminate floor, picture rail, double panelled radiator, pvc double doors to rear.

### Living Room

15'5" x 11'7" into bay (4.71 x 3.55 into bay)  
Wood laminate floor, stone fireplace, picture rail, panelled radiator.

### Kitchen

12'4" x 12'9" at widest (3.78 x 3.89 at widest)  
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, wine rack, formica worktop, ceramic hob, high level oven and grill, integrated extractor fan, integrated fridge/freezer, ceramic tiled floor, partially tiled walls, panelled radiator,

Archway to:

### Dining Area

9'0" x 7'1" (2.76 x 2.16)  
Ceramic tiled floor, panelled radiator, hardwood door to rear.

### Furnished Cloakroom

Modern white bathroom suite comprising low flush wc, pedestal wash hand basin, wood laminate floor, partially tiled walls.

### Storage

Oil fired boiler.

### First Floor

Leaded single glazed picture window, half panelled walls, picture rail, panelled radiator.

### Bathroom

Deluxe white bathroom suite comprising panelled bath, walk-in electric drench shower, telephone handset shower, vanity unit, low flush wc, feature grey radiator, smart mirror, ceramic tiled floor, partially tiled walls.

### Bedroom

15'4" x 11'8" (4.68 x 3.57)  
Picture rail, panelled radiator.

### Bedroom

15'7" x 11'8" into bay at widest (4.75 x 3.56 into bay at widest)  
Picture rail, panelled radiator.

### Study Area

8'11" x 5'8" (2.73 x 1.74)

### Second Floor

### Storage

10'9" x 3'10" (3.30 x 1.19)

### Bathroom

Classic white bathroom suite comprising shower cubicle, vanity unit, low flush wc, panelled radiator, velux style window, built in storage, partially panelled walls.

### Bedroom

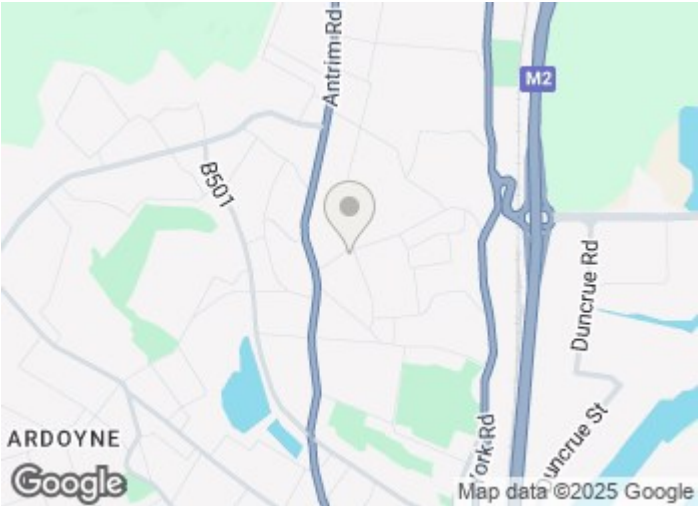
16'2" x 10'1" (4.94 x 3.09)  
Twin velux windows, built in storage.

### Garage

22'9" x 16'0" (6.94 x 4.90)  
Electric up and over door.

### Outside

Ample tarmac driveway parking. Mature gardens front and rear in mature lawns, shrubs and flowerbeds, feature decking, horizontal panel fencing, pvc oil tank.



## Directions



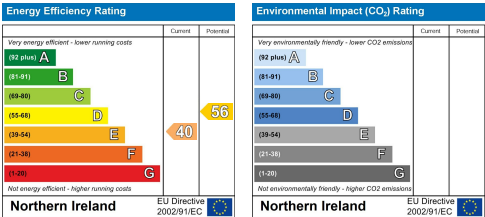


Floor Plan

27 Fortwilliam Park, BELFAST, BT15 4AL



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