



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



10 Hoylake Park

Oldpark, Belfast, BT14 6PR

Offers Over £134,950

Superb Modernised Semi Detached Villa Holding A Prime Position Within This Highly Regarded Residential Location With The Added Benefit Of A Double Detached Garage - NO ONWARD CHAIN!

A unique opportunity to purchase a modernised semi detached villa holding a prime position within this most desirable section of Joarmount. The modern interior comprises of 2 bedrooms, spacious lounge, newly installed fitted kitchen incorporating built-in oven and ceramic hob with dining area and modern white bathroom suite. The dwelling further offer uPvc double glazed windows, gas central heating and has benefitted from a programme of improvement works in recent times. South facing rear garden with feature raised sun deck combine with a double detached garage and off street carparking to the front makes this the perfect home for young and old alike.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

10 Hoylake Park

Oldpark, Belfast, BT14 6PR



- Modernised Period Semi Detached Villa
- 2 Bedrooms
- Newly Installed Fitted Kitchen With Dining
- Modern White Bathroom Suite
- Gas Central Heating
- Double Detached Garage
- Most Convenient Location
- Spacious Lounge
- Upvc Double Glazed Windows
- Off Street Parking

Entrance Hall

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

Lounge

12'11" x 10'0" (3.94 x 3.05)

Wood laminate floor, double panelled radiator, understairs storage.

Kitchen

17'3" x 7'10" (5.28 x 2.39)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, under fridge and freezer space, plumbed for washing machine, built-in under oven and ceramic

hob, extractor unit, partly tiled walls, double panelled radiator.

Dining Area.

Rear Lobby

Wood laminate floor, concealed wall mounted gas boiler.

Bathroom

Modern white bathroom suite comprising panelled bath, thermostatically controlled shower unit, shower screen, pedestal wash hand basin, low flush wc, chrome radiator, partly tiled walls, extractor fan.

First Floor

Landing

Bedroom

12'9" x 8'2" (3.91 x 2.49)

Built-in storage, double panelled radiator.

Bedroom

12'11" x 9'8" (3.96 x 2.97)

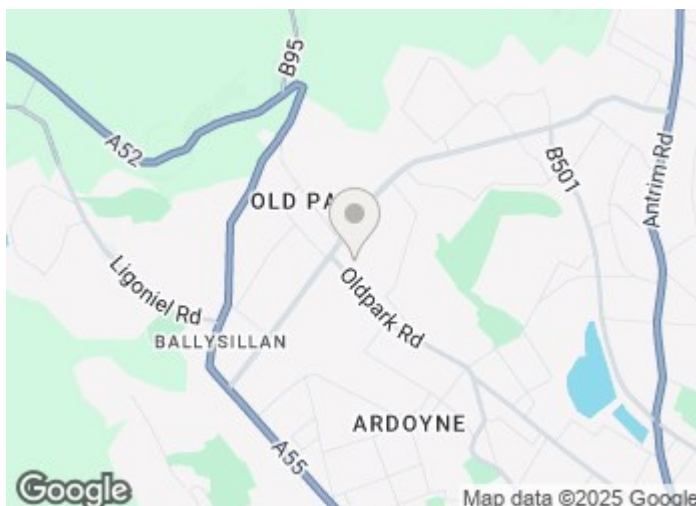
Built-in robe, double panelled radiator.

Outside

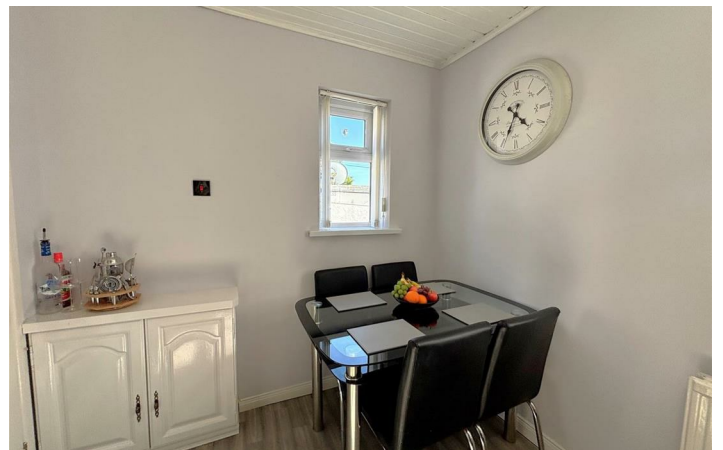
Gardens front and rear in lawn and flowerbed, garden store, feature elevated sun deck, outside light and tap, off street parking.

Double Detached Garage

Light and power, roller shutter door.



Directions



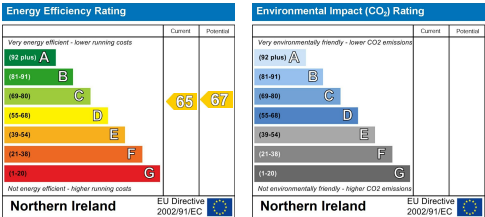
Floor Plan

10 Hoylake Park, BELFAST, BT14 6PR



Total Area: 58.1 m² ... 625 ft² (excluding garage)
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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