

## 15 Westland Drive , Belfast, BT14 6NC

**Offers Around £174,950**

Impressive Extended Semi Detached Family Home With Extensive South Facing Rear Gardens Situated Within This Most Popular And Convenient Residential Location.

An impressive extended period semi detached villa holding a prime position within this most convenient and popular residential location. The spacious interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen with informal dining and bathroom in modern white suite. The dwelling further offers oil fired central heating with recent new boiler, uPvc double glazed windows and has undergone improvement works in recent times to include wiring improvements, damp proofing, pvc fascia, eaves and replacement rainwater goods. Superb roof space storage and extensive rear south facing gardens with feature raised decked area combines with the most convenient location with public transport, leading schools, Cliftonville Golf Club and the excellent amenities of the Cavehill and Cliftonville Roads all within walking distance make this the perfect family home - Early viewing is strongly 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



# 15 Westland Drive

, Belfast, BT14 6NG



- Impressive Extended Semi Detached Family Home
- Modern White Bathroom Suite
- Superb Roof Space
- Walking Distance To Cavehill Road
- 3 Bedrooms 2 Reception Rooms
- Oil Fired Central Heating
- Extensive South Facing Rear Gardens
- Extended Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Off Street Parking

### Entrance Hall

Pvc double glazed entrance door, vestibule door, leaded window detail, wood laminate flooring, double panelled radiator.

### Lounge

14'11" x 11'10" into bay (4.55 x 3.63 into bay) Wood laminate floor, wood burning stove, slate hearth, double panelled radiator.

### Living Room

11'2" x 11'0" (3.42 x 3.37) Wood laminate floor, double panelled radiator.

### Extended Kitchen

21'3" x 9'11" at widest (6.49 x 3.03 at widest) Bowl and a half single drainer steel sink unit, excellent range of high and low level units, formica work top, ceramic

hob, built in under oven, stainless steel canopy extractor fan, plumbed for washing machine, "American style" fridge freezer space, breakfast bar, partially tiled walls, Lvf flooring, tall larder storage, double panelled radiator, pvc double glazed door to rear.

### First Floor

Landing.

### Roof Space Storage

15'0" x 9'10" (4.59 x 3.02) Slingsby ladder, partially panelled walls, under eaves storage, panelled radiator x 2, velux window.

### Bathroom

Modern white suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, pvc panelled walls, Lvf flooring, chrome radiator.

### Bedroom

13'8" x 10'10" (4.17 x 3.31) Built in mirrored slider robes, panelled radiator.

### Bedroom

7'9" x 7'7" (2.38 x 2.33) Panelled radiator.

### Bedroom

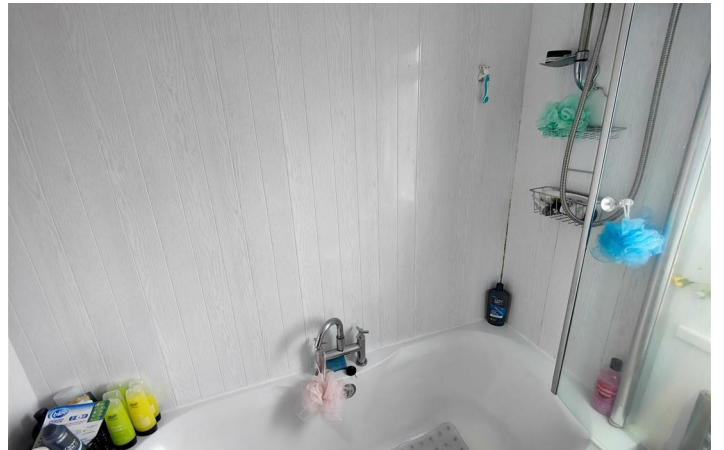
10'10" x 12'0" (3.31 x 3.66) Built in mirrored slider robes, panelled radiator.

### Outside

Hard landscaped front garden in concrete pavers, mature hedging, ornate gates, Off street parking. South facing rear garden with feature raised decked area, mature lawn, hedging, outside tap, boiler house, pvc oil tank. 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.

