



ULSTER PROPERTY SALES

# UPS

**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 10 Westway Parade , Belfast, BT13 3NX

**Offers Around £174,950**

Spacious Red Brick Semi Detached Villa Holding A Prime Position Within This Most Popular Section Of The Westway Development.

A superb opportunity to purchase a spacious red brick semi detached villa holding a slightly elevated position within this most popular residential location. The interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen incorporating built-in under oven and ceramic hob and modern white bathroom suite comprising panelled bath with electric shower. The dwelling further offers oil fired central heating, uPvc double glazed windows, pvc fascia and eaves, detached garage and mature gardens to front and rear plus excellent potential makes this the perfect family home worthy of your immediate attention.

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

# 10 Westway Parade

, Belfast, BT13 3NX



- Red Brick Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen Incorporating Built-In Under Oven
- Modern White Bathroom Suite
- Oil Fired Central Heating
- UPvc Double Glazed Windows
- Pvc Fascia And Eaves
- Detached Garage
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, understairs storage.

## Lounge

14'2" x 10'9" (4.34 x 3.30)  
Wood laminate floor, panelled radiator.

## Dining Area

12'6" x 9'7" (3.82 x 2.94)  
Wood laminate floor, panelled radiator, picture rail.

## Kitchen

11'3" x 7'7" (3.43 x 2.33)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in

under oven, ceramic hob, partly tiled walls, panelled radiator, telephone point, uPvc double glazed door to rear.

## First Floor

Landing, access to roofspace

## Bathroom

Modern white bathroom suite comprising panelled bath, electric shower, wash hand basin, low flush wc, feature radiator, ceramic tiled floor, pvc walls and ceiling, built-in storage, hot-press, recessed lighting.

## Bedroom

12'8" x 9'8" (3.87 x 2.97)  
Wood laminate floor, panelled radiator

## Bedroom

12'1" x 8'6" (3.69 x 2.60)  
Built-in robes, wood laminate floor, panelled radiator.

## Bedroom

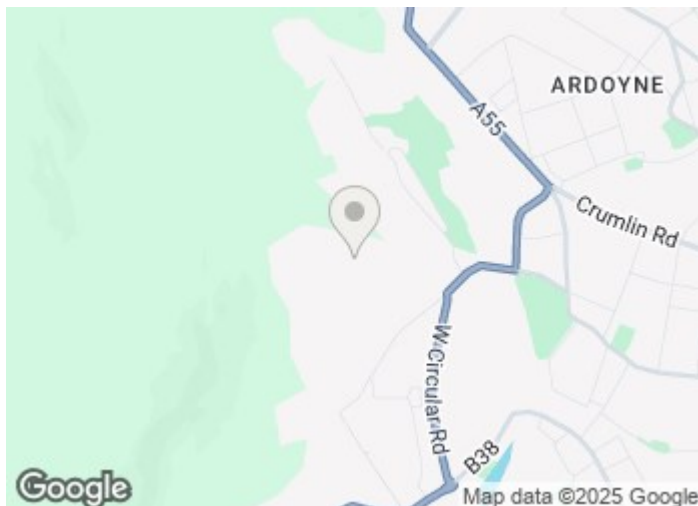
8'5" x 7'8" (2.59 x 2.34)  
Built-in storage, wood laminate floor, panelled radiator.

## Outside

Hard landscaped gardens front and rear combines with mature lawn & hedging, stone chippings, pvc oil tank.

## Detached Garage

Up & over door, plumbed for washing machine, tumble dryer space, fridge/freezer space.



## 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.

