



ULSTER PROPERTY SALES

# UPS

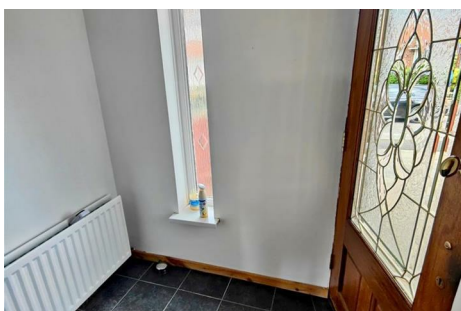
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 22 Highfern Gardens , Belfast, BT13 3RD

**Offers Over £84,950**

A Superb Opportunity For A First Time Buyer Or Investor Alike To Purchase An Excellent Town Terrace In This Ever Popular Location.

This modern town terrace holds a superb position in this most sought after residential location. The richly appointed interior comprises 2 bedrooms, spacious lounge, modern fitted kitchen to include a excellent range of high and low level units and integrated fridge/freezer and luxury white bathroom suite comprising walk-in shower. The dwelling further benefits from Upvc double glazed windows and exterior doors, gas fired central heating and has been maintained to an excellent standard over the years.

Immediate viewing 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



# 22 Highfern Gardens

, Belfast, BT13 3RD



- Excellent Town Terrace
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- 2 Bedrooms
- Luxury White Bathroom Suite
- Most Convenient Location
- Lounge
- Gas Central Heating
- Superb Opportunity For A First Time Buyer Or Investor Alike

## Entrance Hall

Hardwood entrance door, double panelled radiator.

## Lounge

13'4" x 11'4" (4.07 x 3.47)

Ceramic tiled floor, double panelled radiator.

## Kitchen

13'6" x 9'10" (4.12 x 3.01)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, freestanding cooker, stainless steel canopy extractor fan, integrated fridge/freezer, plumbed for washing machine, larder

cupboard, built-in pantry, partly tiled walls, ceramic tiled floor, double panelled radiator, recessed lighting.

## First Floor

Landing, built-in storage, wall mounted gas boiler.

## Bathroom

Luxury white bathroom suite, walk-in shower, aqualisa drench shower, wash hand basin, low flush wc, ceramic tiled floor, porcelain tiled walls, pine tounge & grove ceiling.

## Bedroom

12'2" x 10'5" (3.72 x 3.18)

Cornice ceiling, double panelled radiator.

## Bedroom

13'4" x 10'10" (4.07 x 3.31)

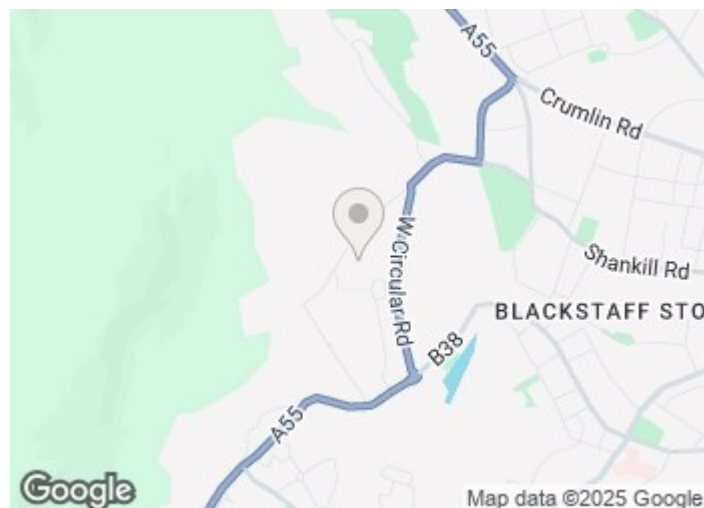
Built-in robes, access to roofspace, double panelled radiator.

## Outside

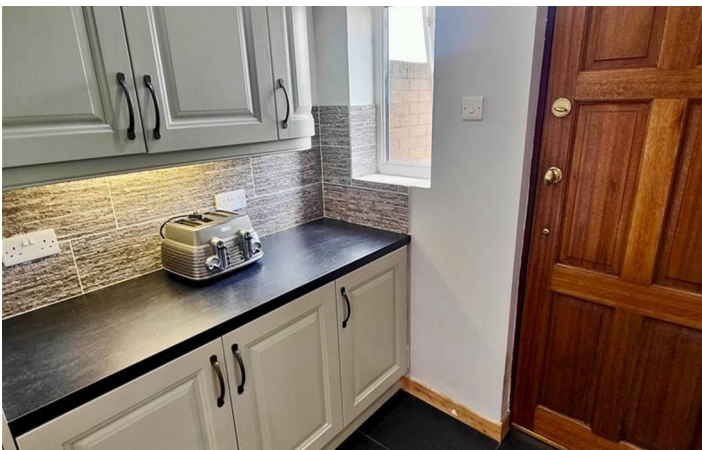
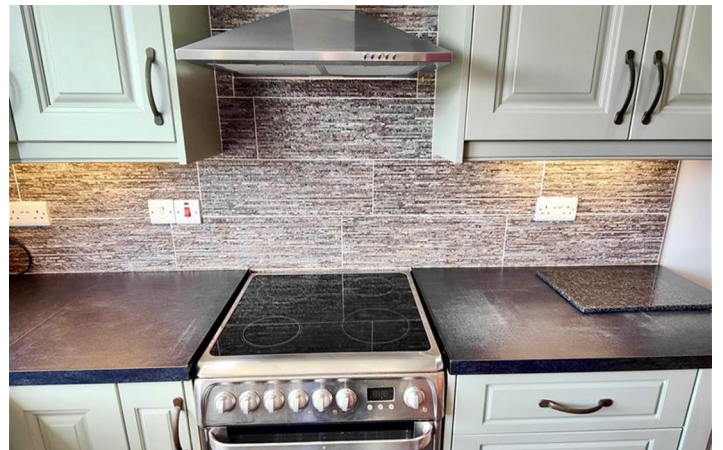
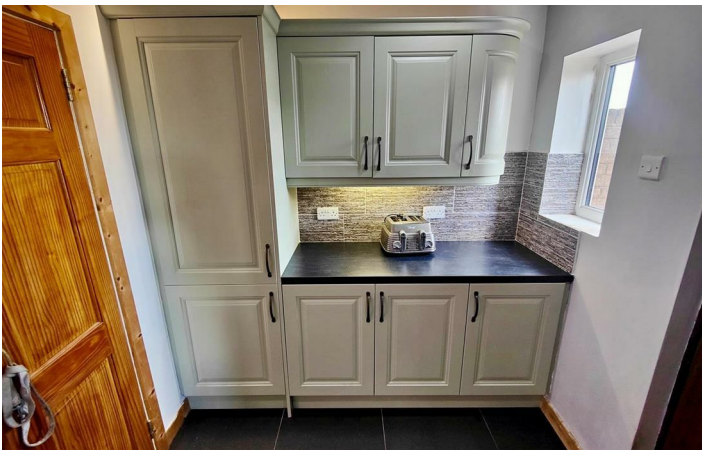
Hard landscaped gardens front and rear. Front garden in flowers beds while offering off street carparking.

## Garden Shed

13'5" x 10'5" (4.09 x 3.20)



## 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.

