



ULSTER PROPERTY SALES

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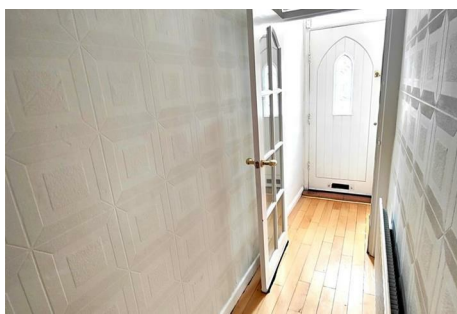
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



73 Willowbank Gardens , Belfast, BT15 5AJ

Offers Over £164,950

Substantial Period Town House Presented To The Highest Standard!

Holding a prime position within this highly regarded and much admired location close to the many amenities offered by the Cavehill and Antrim Roads this most attractive red brick period terrace will have immediate appeal. The well presented interior comprises 4 bedrooms, through lounge into bay, fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating and extensive use of wood laminate floors and has been maintained and updated to a good standard over the years including recent damp proofing works. Conveniently positioned to the many excellent local amenities with leading schools, parks and public transport all close by with the Cathedral Quarter and the New University campus only minutes away makes Early Viewing highly recommended.

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

73 Willowbank Gardens

, Belfast, BT15 5AJ



- Substantial Period Town House
- Fitted Kitchen
- Gas Central Heating
- Moments From Queen Victoria Park
- 4 Bedrooms
- Classic White Bathroom Suite
- Extensive Use Of Wood Laminate Floor Throughout
- Through lounge Into Bay
- Upvc Double Glazed Windows
- Highly Regarded And Most Sought After Location

Entrance Hall

Hardwood entrance door, wood strip flooring, panelled radiator.

Through Lounge

22'4" x 9'8" (6.81 x 2.97)
Wood laminate floor, double panelled radiator x3, panelled radiator.

Kitchen

22'3" x 9'1" (6.79 x 2.77)
Single drainer sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, fridge/freezer space, plumbed for washing machine, dishwasher

space, tumble dryer space, partly tiled walls, ceramic tiled floor, wall mounted gas boiler, panelled radiator, uPvc door to rear.

First Floor

Landing

Bathroom

Classic white bathroom suite comprising corner panelled bath, electric shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, panelled radiator.

Bedroom

8'9" x 9'4" (2.67 x 2.87)
Built-in storage, wood laminate floor, panelled radiator.

Bedroom

11'6" x 10'5" (3.51 x 3.18)
Built-in slide robes, wood laminate floor, panelled radiator.

Second Floor

Landing

Bedroom

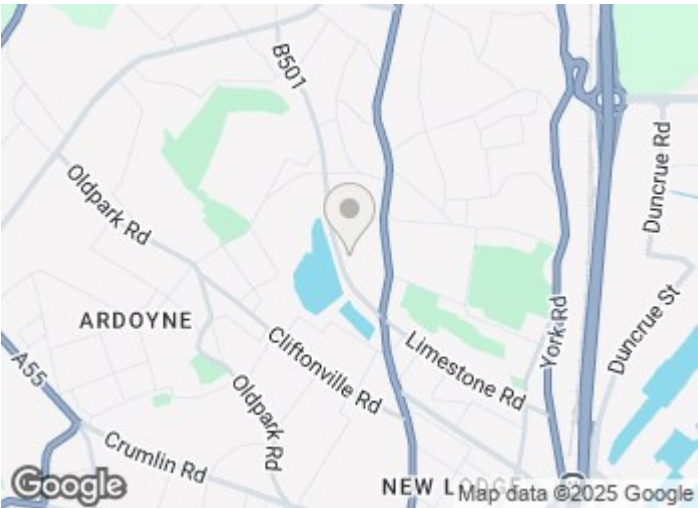
13'1" x 10'2" (4.01 x 3.12)
Wood laminate floor, panelled radiator.

Bedroom

9'8" x 5'8" (2.95 x 1.75)
Panelled radiator.

Outside

Easily maintained forecourt, private enclosed rear yard.



Directions



Floor Plan

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