



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**634 Oldpark Road
, Belfast, BT14 6QL**

Offers Over £165,000

Superb Semi Detached Villa Extensively Refurbished Creating A Contemporary Family Home.

Holding a mature prime site this superbly presented semi detached villa will impress. The contemporary interior comprises 3 bedrooms, through lounge, luxury fitted kitchen incorporating built-in under oven and ceramic hob and fully tiled deluxe bathroom suite. The dwelling further offers recently installed gas central heating, uPvc double glazed windows, roof space storage, superb energy rating and extensive use of quality wood laminate and ceramic floor coverings. This most convenient location with excellent amenities combines with the private landscaped gardens and driveway parking to add the finishing touches to a home which will impress - Early Viewing recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

634 Oldpark Road , Belfast, BT14 6QL



- Superbly Presented Semi Detached Villa
- Deluxe Fully Tiled Bathroom
- Private Landscaped Gardens
- Highest Presentation
- 3 Bedrooms Through Lounge
- Recently Installed Gas Heating
- Driveway Parking
- Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- Extensively Refurbished

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, recessed lighting.

Lounge

22'10" x 9'8" into bay (6.97 x 2.96 into bay)

Attractive fireplace, wood laminate floor, double panelled radiator.

Double doors to:

Living Area

Wooden laminate floor.

Luxury Kitchen

16'0" x 10'4" (4.90 x 3.17)

Single drainer stainless steel sink unit, excellent range of modern

high and low level units, formica work surfaces, built-in under oven and ceramic hob, stainless steel canopy style extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, panelled radiator, pvc door to rear.

First Floor

Landing, access to roof space.

Roof Space Storage

Wood laminate floor, under eaves storage x 3, velux window x 2.

Bedroom

10'1" x 10'0" (3.08 x 3.05)

Panelled radiator, built-in robes.

Bedroom

10'11" x 10'0" (3.34 x 3.05)

Panelled radiator.

Bedroom

6'3" x 6'0" (1.93 x 1.83)

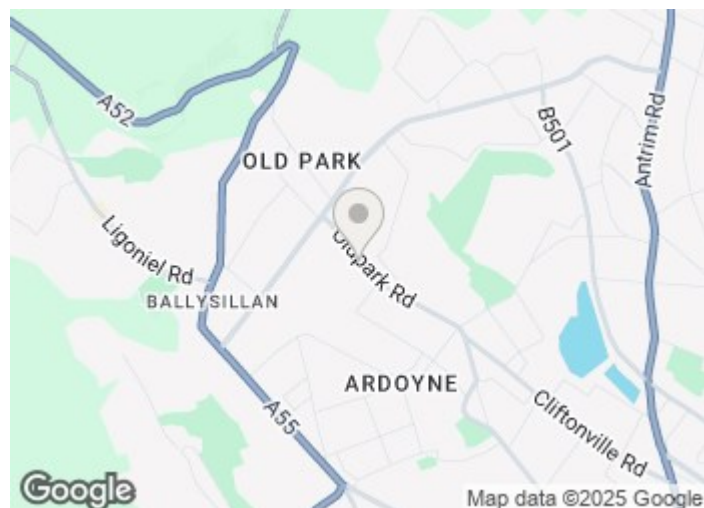
Panelled radiator.

Bathroom

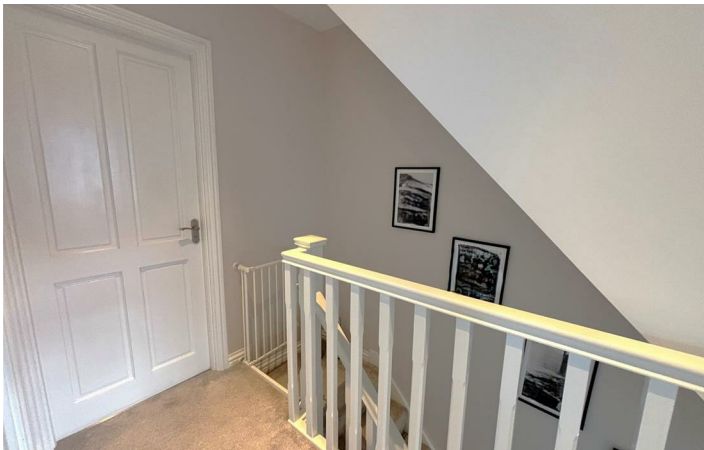
Fully tiled contemporary white suite comprising shower cubicle, thermostatically controlled drench style shower, vanity unit, low flush wc, feature radiator, extractor fan, ceramic tiled floor.

Outside

Gardens front and split level rear in mature lawns with hedging, driveway parking, decking, patio, outside tap and light.



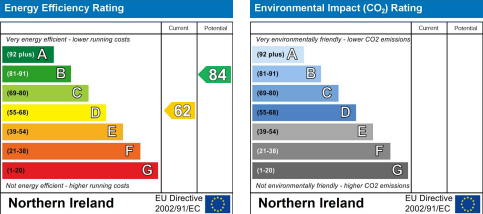
Directions



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200
BALLYHACKAMORE 028 9047 1515
BALLYNAHINCH 028 9756 1155
BANGOR 028 9127 1185
CARRICKFERGUS 028 9336 5986
CAVEHILL 028 9072 9270
DOWNPATRICK 028 4461 4101
FORESTSIDE 028 9064 1264
GLENGORMLEY 028 9083 3295
MALONE 028 9066 1929
NEWTOWNARDS 028 9181 1444
RENTAL DIVISION 028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark