



11 Abbeydale Gardens, Belfast, BT14 7HG

- Extended, Bay-Fronted, Semi Detached Home
- Kitchen
- Oil Heating
- Matching Detached Garage
- Convenient Location
- Three Bedroom; Two+ Reception
- Shower Room; Furnished Cloakroom
- Private Driveway
- Gardens Front and Rear
- Well Sought After Area

Offers Over £189,950

EPC Rating





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Composite double glazed front door with PVC double glazed side screens and fan light over. Tiled floor. Vaulted ceiling. Glass panel door with matching side screen leading to entrance hall.

#### ENTRANCE HALL

Stairwell to first floor.

### FURNISHED CLOAKROOM

Contemporary, two piece suite comprising vanity unit and WC. Fully tiled walls.

### LOUNGE THROUGH DINING ROOM 19'0" x 11'11"

Aluminum framed double glazed sliding patio doors leading to rear garden.





## **FAMILY ROOM 12'5" x 11'11" (wps)**

Bay window to front elevation. Open fire in stone clad fireplace with tiled hearth.

## **KITCHEN 10'7" x 7'4"**

Fitted kitchen with range of high and low level storage units with contrasting marble melamine work surface area. Stainless steel draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Fully tiled walls. PVC double glazed door to driveway.

## **FIRST FLOOR**

### **LANDING**

Feature stain glass window to half landing. Access to partially floor roof space via slingsbe style ladder. Access to shelved hot press.

## **BEDROOM 1 10'8" x 10'7" (wps)**

Built in wardrobe.

## **BEDROOM 2 12'5" x 11'10" (wps)**

Bay window to front elevation.

## **BEDROOM 3 9'11" x 7'4"**

### **SHOWER ROOM**

Contemporary, two piece suite comprising oversized fully panelled shower enclosure and vanity unit. Chrome towel radiator. Fully tiled walls.

### **CLOAKROOM**

White WC. Fully tiled walls.

### **EXTERNAL**

Private driveway finished in concrete.

Front garden finished in lawn and range of plants, trees & shrubbery.

Rear garden finished in lawn, paved patio areas, decorative stone & range of shrubs.

Outside tap.

External lighting.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

## **MATCHING DETACHED GARAGE 18'10" x 9'4"**

Up and over door. Power and light.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, extended, three bedroom / two+ reception, bay-fronted, semi detached home, with matching detached garage, situated within the popular Abbeydale area of North Belfast.**

**The property comprises entrance porch, entrance hall, furnished cloakroom, lounge through dining room, separate family room, kitchen, three well-proportioned bedrooms, shower room, and separate WC.**

**Externally, the property enjoys private driveway area, matching detached garage, and front and rear gardens.**

**Other attributes include oil heating and convenient location.**

**Early viewing highly recommended to avoid disappointment.**



### 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements