



8 Delgany Avenue, Newton Park, Belfast, BT8 6PH

Asking Price £250,000

Situated in a quiet cul de sac in the Four Winds, this superb semi detached home is within walking distance to all the shops and transport links on Newton Park, as well as the Cairnshill Park and Ride and Forestside Shopping Centre with its array of retail units and Cafes. The property itself is not only extended, but well presented and comprises, spacious lounge, additional snug / living, extended dining room, downstairs w/c and solid wood fitted kitchen on the ground floor. Upstairs there are three good sized bedrooms, all with built in robes and contemporary white shower suite. Outside there is a driveway with ample parking leading to detached garage with large enclosed patio and garden to the rear. A fantastic chain free home in a great location!

- Extended semi detached home in a cul de sac position
- Three reception rooms
- Ground floor w/c
- Oil fired central heating
- Off street parking leading to the detached garage
- Three good size bedrooms, all with built in robes
- Fitted kitchen / dining
- Luxury 1st floor shower suite
- Double glazed windows (Bar 1)
- Generous garden to the rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
		41	69
Northern Ireland		EU Directive 2002/91/EC	

The accommodation comprises

Composite front door leading to the entrance hall.

Entrance hall



Cloaks.

Cloaks

Comprising low flush w/c, wash hand basin.

Lounge 16'9 x 11'6 (5.11m x 3.51m)



Marble fireplace and raised hearth.

Snug / living 11'6 x 9'9 (3.51m x 2.97m)



Single glazed window.

Extended dining 9'1 x 8'1 (2.77m x 2.46m)



Double glazed French doors to the rear garden.

Kitchen 15'8 x 8'5 (4.78m x 2.57m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps,

4 ring hob and under oven, extractor fan, plumbed for washing machine, fridge space, wood panelled ceiling, open to dining area.

Additional kitchen image



1st floor

Bedroom 1 12'0 x 11'7 (3.66m x 3.53m)



Built in robe.

Bedroom 2 11'7 x 11'6 (3.53m x 3.51m)



Built in robe.

Bedroom 3 8'4 x 8'4 (2.54m x 2.54m)



Built in robe.

Shower room



Luxury shower suite comprising walk in shower with Mira Go shower, low flush w/c, wash hand basin with storage below, fully

tiled walls, chrome towel radiator, pvc panelled ceiling, Hot press.

Outside

Off street parking leading to the detached garage. Storage to the rear with oil fired boiler.

Detached garage 19'7 x 9'5 (5.97m x 2.87m)

Up and over door, light and power,

Front garden



Neat well maintained garden to the front laid in lawn, range of plants, trees and shrubs.

Rear garden



Good size garden to the rear laid in lawn with flagged patio area, outside tap.

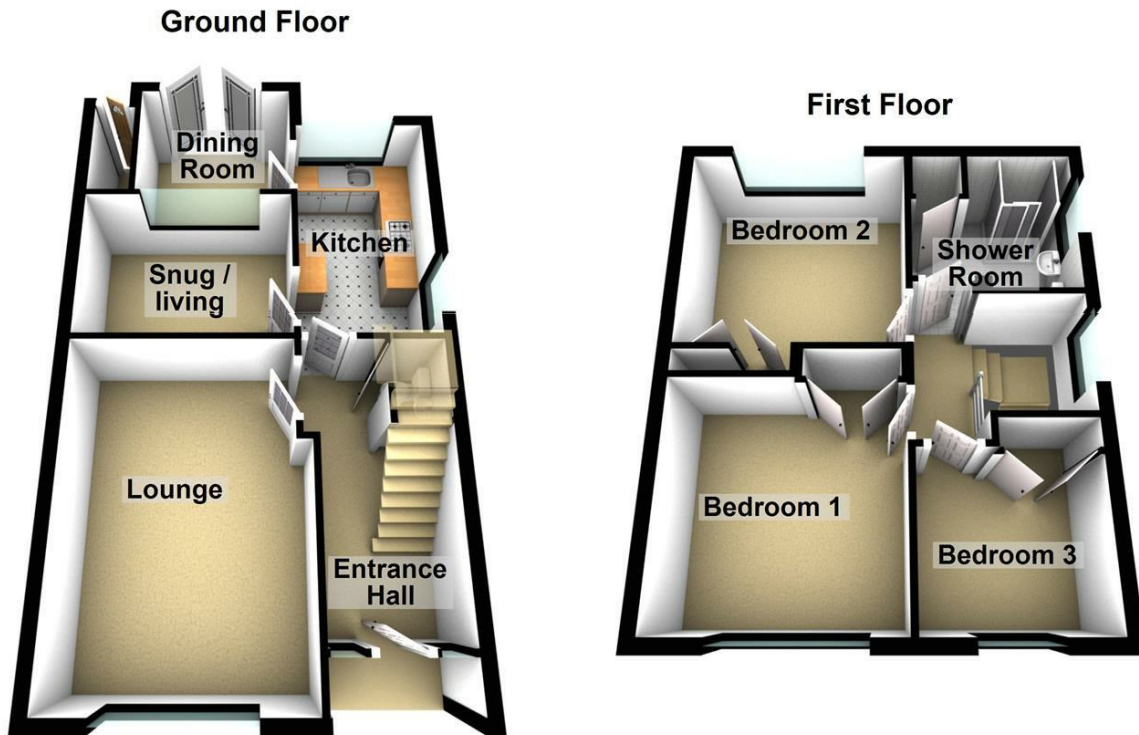
Additional garden image



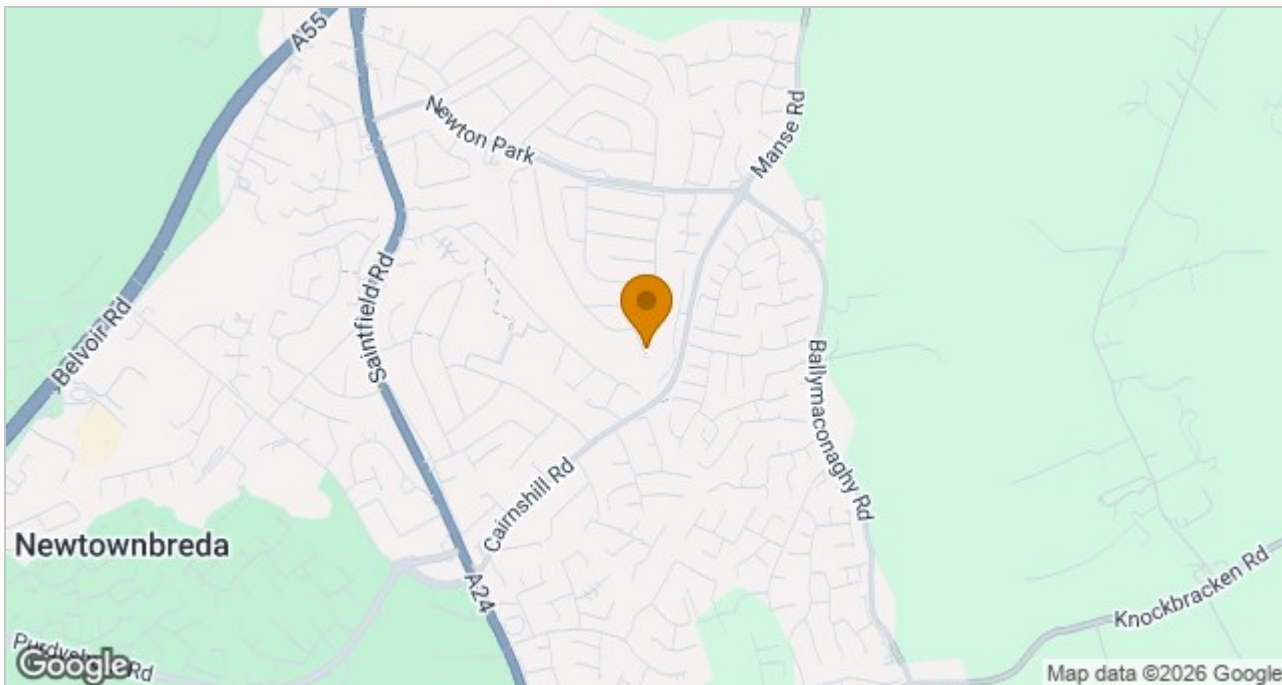
Rear elevation



Floor Plan



Area Map



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 firm's 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

DONAGHADEE
028 9188 8000

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 Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark