



## 32 Wandsworth Gardens

Belfast  
BT4 3NL

Offers Over  
£345,000

- Excellent Extended Semi Detached Home
- Three Well Proportioned Bedrooms - Main Bedroom With Ensuite
- Bright & Spacious Open Plan Kitchen / Living / Dining Room
- Separate Living Room With Feature Bay Window & Fireplace
- Utility Room & Downstairs WC
- Contemporary Family Bathroom
- Double Glazed & Gas Central Heating
- Driveway Parking & Private, South-West Facing, Low Maintenance Rear Garden
- Close To Excellent Schools

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		