



19 Westland Drive, Belfast, BT14 6NG

- Detached Family Home
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Matching Detached Garage/Bar
- Large, Fully Enclosed Rear Garden
- Three Bedroom; Two+ Reception
- Shower Room; Furnished Cloakroom
- Private Driveway
- Workshop; Store
- Convenient Location

Offers Over £184,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Glass panelled door leading to:

#### ENTRANCE HALL

Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC.  
Splashback tiling to sink. Exposed tongue and groove timber flooring.  
Gas fired central heating boiler.

#### LOUNGE 13'8" x 11'8" (wps)

Bay window to front elevation. Feature height ceiling. Gas fire in marble fireplace with granite inset, matching hearth and carved mahogany surround.



### **FAMILY ROOM 12'4" x 10'11"**

Open fire in tiled fireplace with matching hearth. Tiled floor. Glass panelled French doors leading to:

### **CONSERVATORY 9'1" x 8'7"**

Tiled floor. PVC double glazed, sliding, patio door leading to rear garden. Glass panelled door leading to:

### **KITCHEN WITH INFORMAL DINING AREA 14'4" x 13'2" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for under counter fridge. Plumbed and space for washing machine. Splashback tiling to walls. Dual aspect windows. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1 11'5" x 11'1"**

### **BEDROOM 2 12'2" x 8'11"**

### **BEDROOM 3 12'11" x 8'10"**

### **SHOWER ROOM**

White, two piece suite comprising shower tray and pedestal wash hand basin. Electric shower. Tile effect panelling to walls. Access to shelved store/hot press.

### **CLOAKROOM**

With white WC.

### **EXTERNAL**

Double gates leading to generous sized, private driveway area finished in concrete.

Low maintenance front garden finished in artificial grass.

PVC soffits, fascia and rainwater goods.

Large, private, fully enclosed rear garden, finished in lawn, paved patio areas, pond and water feature.

Outside tap.

External lighting.

### **TIMBER STORE / WORKSHOP 15'7" x 8'0"**

Power, light and PVC double glazed door.

### **MATCHING DETACHED GARAGE 19'1" x 10'6"**

Double doors. PVC service door. Power, light and fitted bar unit.

### **LEAN TO STORE 13'10" x 7'2"**

Power, light, twin urinals and wash hand basin.

## **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, three bedroom/two+ reception, detached home with conservatory extension, garage (converted to bar), workshop, and large garden, situated off Westland Drive, North Belfast.**

**The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, dining room, conservatory, kitchen with informal dining area, three well-proportioned double bedrooms, shower room, and separate WC.**

**Externally, the property enjoys private driveway, matching detached garage/bar, attached store, detached workshop, low maintenance front garden, and large, fully enclosed rear garden, finished in patio areas, lawn, pond and water feature.**

**Other attributes include gas heating, PVC double glazing 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>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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

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