



4 Valleyside Close, Belfast, BT12 7LH

- Immaculately Presented Terraced Home
- Kitchen Through Dining Room
- Three Well-Proportioned Bedrooms
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden/Yard
- Lounge; Media Wall
- Ground Floor WC
- Deluxe Fully Tiled Shower Room
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £164,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor with recessed lighting. Glass panelled French doors leading to lounge. Glass panelled door leading to kitchen.

LOUNGE 13'6" x 12'9" (wps)

Bay window to front elevation. Media wall with recessed contemporary electric focal point fire. Fitted shelving.



KITCHEN WITH INFORMAL DINING AREA 17'8" x 11'5" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for undercounter fridge and freezer. Plumbed and space for washing machine. Splashback tiling to walls. Access to under stairs store. PVC double glazed sliding patio door leading to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit and WC.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access to twin stores and roof space.

BEDROOM 1 11'5" x 10'2"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 2 11'5" x 9'10"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 8'5" x 7'3"

Wood laminate floor covering.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator.

EXTERNAL

Double gates leading to private driveway.

Front garden finished in artificial grass.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

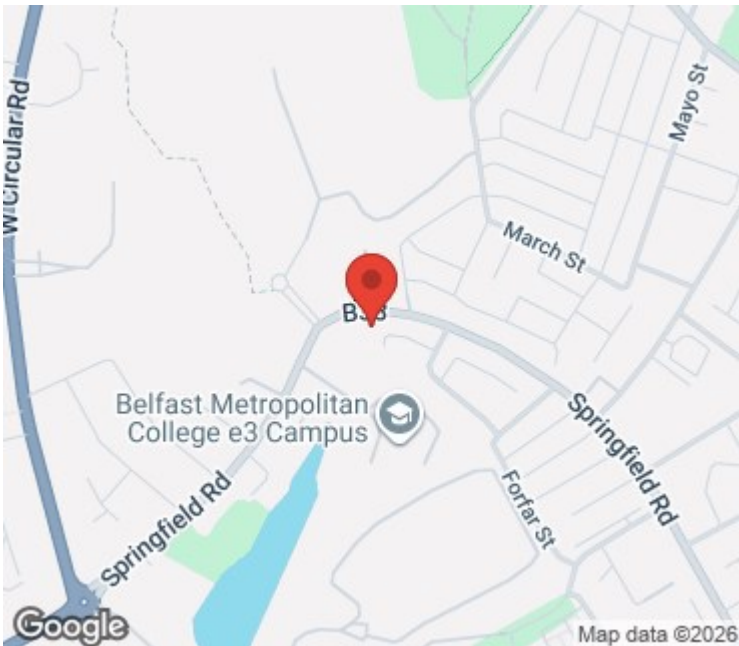
Fully enclosed, low maintenance, paved rear garden.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you,





please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Immaculately presented, three bedroom, terrace property, conveniently positioned off Springfield Road, West Belfast.


The property comprises entrance hall, lounge with media wall, kitchen through dining room, modern fitted kitchen, ground floor cloakroom with WC, three well-proportioned bedrooms, and deluxe, fully tiled shower room, with contemporary, white, three piece suite.

Externally, the property enjoys gated, private driveway to front, and fully enclosed, low maintenance paved garden/yard to rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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