



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



11a Thornberry Road , Belfast, BT14 8ED

Offers Around £319,950

Stunning Remodelled 5 Bedroom Semi Detached Family Home In This Most Popular Location!

Holding a fabulous elevated position this beautifully appointed semi detached villa will have immediate appeal. The richly appointed interior comprises 5 bedrooms, 2 reception rooms to include spacious through lounge and study, luxury open plan kitchen/dining with ample space for family living and deluxe 4 piece fully white bathroom suite with corner jacuzzi bath. The property further benefits from an attached garage, utility area, twin en-suites, gas central heating, uPvc double glazed windows, pvc fascia and eaves and has been remodelled and maintained to the highest standard possible by it's current owners. An attractive elevated site and just a short commute to Belfast City Centre makes this home one not to be missed. - Early Viewing Highly Recommended

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

11a Thornberry Road

, Belfast, BT14 8ED



- Stunning Remodelled 5 Bedroom Family Home
- 2 Reception Rooms
- Gas Central Heating
- South Facing Private Rear Garden
- Fabulous Elevated Position
- Modern Open Plan Kitchen/Dining
- Upvc Double Glazed Windows
- 5 Bedrooms, Twin En-Suites
- Deluxe 4 Piece Fully Tiled White Bathroom Suite
- Attached Garage

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, double panelled radiator.

Furnished Cloakroom

Pedestal wash hand basin, low flush wc, ceramic tiled floor, panelled radiator.

Through Lounge

22'4" x 9'7" (6.83 x 2.94)

Attractive fireplace with granite hearth & plumbed for gas, wood laminate floor, double radiator x2, recessed lighting, uPvc double doors to rear.

Kitchen/Dining

18'9" x 10'7" (5.73 x 3.23)

Bowl and 1/2 drainer stainless steel sink unit, extensive range of high and low level units, wood block worktops, built-in range style cooker with 5 ring gas hob, black glass splashback, stainless steel canopy extractor fan, plumbed for dish washer, partly tiled walls, ceramic tiled floor.

Dining Area: double panelled radiator, ceramic tiled floor, uPvc patio doors to rear.

Utility Area

7'1" x 6'0" (2.18 x 1.84)

American fridge/freezer space, plumbed for washing machine, ceramic tiled floor, double panelled radiator.

Garage

19'3" x 11'8" (5.87 x 3.56)

Plumbed for washing machine, wall mounted gas boiler, hardwood door to rear

Study

10'2" x 6'7" (3.11 x 2.02)

Wood laminate floor, double panelled radiator.

First Floor

Landing, Juliet balcony, double panelled radiator.

Bathroom

Deluxe fully tiled white 4 piece bathroom suite comprising jacuzzi style corner bath, walk-in shower cubicle, thermostatic controlled drench style shower unit, body jets, built-in radio, glass pedestal wash hand basin, low flush wc, ceramic tiled floor, chrome radiator, extractor fan.

Bedroom

10'7" x 10'9" (3.24 x 3.28)

Wood laminate floor, double panelled radiator.

En-Suite

Contemporary white bathroom suite comprising walk-in shower, telephone handset shower unit, pedestal wash hand basin, low flush wc, double panelled radiator, pvc panelled walls, pvc ceiling, recessed lighting.

Bedroom

9'10" x 9'8" (3.02 x 2.96)

Wood laminate floor, double panelled radiator.

Separate WC

Pedestal wash hand basin, low flush wc, partly tiled walls.

Bedroom

9'10" x 9'8" (3.02 x 2.97)

Wood laminate floor, double panelled radiator.

Bedroom

14'4" x 11'1" (4.37 x 3.40)

Wood laminate floor, panelled radiator.

En-Suite

Modern bathroom suite comprising walk-in shower, thermostatically controlled drench shower unit, pedestal wash hand basin, low flush wc, double panelled radiator, pvc panelled walls, pvc ceiling, recessed lighting.

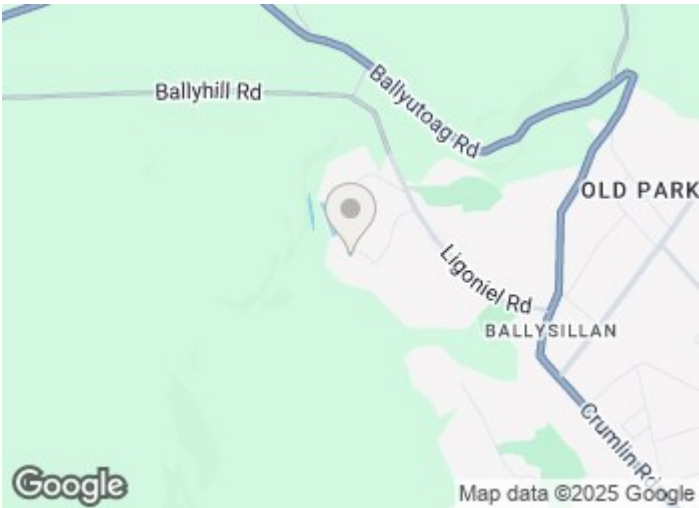
Bedroom

10'1" x 10'8" (3.08 x 3.27)

Wood laminate floor, double panelled radiator.

Outside

Ample driveway parking. Elevated front garden in mature lawn. Southerly facing rear in mature lawn, patio, raised bar-be-que area in artificial grass, outside light and tap.



Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

