



## 2a Lisdarragh Park , Belfast, BT14 8JB

**Offers Around £375,000**

Impressive Detached Bungalow Within This Most Desirable Cavehill Residential Location!

Nestled at the foot of Belfast's stunning Cavehill country park, this substantial bungalow will impress all who view. Benefitting from a beautiful private corner site, this deceptively large property offers versatile living with 3 bedrooms, 2 reception rooms, fitted kitchen, rear lobby and fully tiled classic white bathroom suite with separate wc. The property features pvc fascia and eaves, uPvc double glazed windows and oil fired central heating. A garage plus ample off-street car parking adds convenience to this already impressive property. The property benefits from a floored roofspace with storage and has been maintained to an excellent standard over the years. With extensive adaptable accommodation, this house offers the potential to be tailored to suit your needs and lifestyle. Whether you are looking to downsize or a property with room to grow, and all moments from the many amenities of Cavehill Village. Don't miss the opportunity to make this charming house your new home - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

# 2a Lisdarragh Park

, Belfast, BT14 8JB



- Impressive Detached Bungalow
- Fitted Kitchen
- Pvc Fascia & Eaves
- Beautifully Presented Private Gardens
- 3 Bedrooms
- Classic White Bathroom Suite
- Upvc Double Glazed Windows
- 2 Reception Rooms
- Floored Roofspace
- Oil Fired Central Heating

### Entrance Porch

Hardwood entrance door, original tiled floor.

### Entrance Hall

Hardwood vestibule door, panelled radiator

### Lounge Into Bay

11'11" x 11'10" (3.64 x 3.62)

Antique fireplace with tiled hearth, two panelled radiators.

### Kitchen

12'3" x 9'7" (3.74 x 2.94)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, under fridge space, plumbed for washing machine, fully tiled walls, ceramic tiled floor, panelled radiator.

### Rear Lobby

Oil boiler, hardwood door to rear.

### Bathroom

Classic fully tiled white bathroom suite comprising panelled bath, vanity unit, ceramic tiled floor, panelled radiator.

### Separate WC

Matching low flush wc, fully tiled walls, ceramic tiled floor.

### Bedroom

11'3" x 10'4" (3.43 x 3.17)

Built-in storage, double panelled radiator.

### Bedroom

12'1" x 11'7" (3.69 x 3.54)

Built-in storage, panelled radiator.

### Bedroom

11'4" x 11'7" (3.47 x 3.54)

Panelled radiator.

### Living Room

16'5" x 8'5" (5.01 x 2.58)

Classic fireplace, panelled radiator.

### Outside

Extensive level site holding beautifully presented mature lawn & hedging, stone chippings to front. Secure off street carparking to the side. Hard landscaped rear garden with patio area, greenhouse, raised flowerbeds, outside tap & light.

### Floored Roofspace

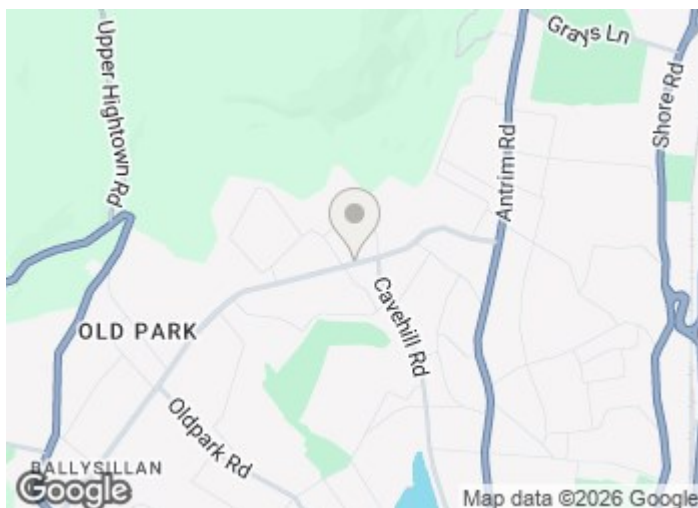
15'11" x 9'4" (4.87 x 2.87)

Velux window, double panelled radiator, under eaves storage.

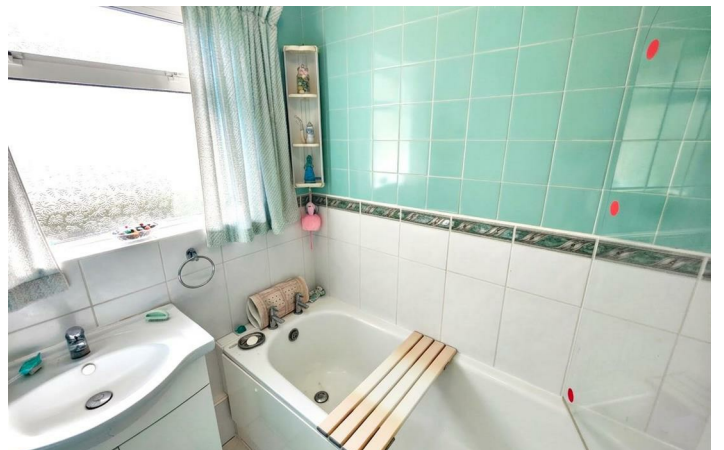
### Detached Garage

18'1" x 10'7" (5.53 x 3.25)

Roller shutter door.



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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