

15 Wolfhill Manor , Belfast, BT14 8DE

Offers Over £214,950

Stunning Refurbished Modern Built Semi Detached Villa In This Most Popular Cul-De-Sac Location.

Holding a prime position in this highly regarded cul-de-sac location this stunning modern built semi detached villa has been refurbished creating a luxury finish which will have immediate appeal. The immaculate interior comprises 3 bedrooms, principal with en-suite, furnished downstairs cloakroom, spacious lounge with double doors to the luxury integrated kitchen with informal dining, pvc double doors to the landscaped rear and contemporary fully tiled bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and exterior doors, pvc fascia and eaves, floored roof space and extensive use of porcelain, ceramic and wood laminate flooring. Delightful hard landscaped gardens front and rear in feature artificial grass with patio and driveway parking combines with a most convenient location with schools, public transport, local shopping and the city a short distance away makes this the perfect family 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		
Northern Ireland	EU Directive 2002/91/EC	

15 Wolfhill Manor

, Belfast, BT14 8DE



- Stunning Refurbished Semi Detached Villa
- Contemporary White Bathroom Suite
- Upvc Double Glazed Windows
- Cul-De-Sac Location
- 3 Bedrooms Spacious Lounge With Double Doors
- Furnished Cloakroom En-Suite Shower Room
- Pvc Fascia Eaves
- Luxury Integrated Fitted Kitchen
- Gas Central Heating
- Hard Landscaped Gardens

Entrance Hall

Upvc double glazed entrance door, porcelain tiled floor, double panelled radiators.

Furnished Cloakroom

White suite comprising low flush wc, pedestal wash hand basin, partly tiled walls, porcelain tiled floor, extractor, panelled radiator.

Lounge into Bay

16'9" x 11'11" (5.13 x 3.64)

Attractive fireplace with gas inset and granite hearth, wood panelled wall, solid wooden flooring, double doors to kitchen, double panelled radiator.

Kitchen

19'3" x 9'6" (5.88 x 2.90)

Composite single drainer sink unit, extensive range of high and low level units, formica worktop, built-in oven and ceramic hob, glass splash back, stainless steel extractor fan, concealed gas boiler, fridge freezer

space, plumbed for washing machine, pvc ceiling, recessed lighting, porcelain tiled floor, pvc double doors to rear, two double panelled radiators.

Informal Dining Area

Two double panelled radiators.

First Floor

Landing, built-in cupboard, slingsby ladder to floored roof space with shelving, light.

Bathroom

Fully tiled contemporary white bathroom suite comprising panelled bath, redring thermostatically controlled electric shower, pedestal wash hand basin, low flush wc, double panelled radiator.

Bedroom

12'7" x 11'3" (3.86 x 3.43)

Wood laminate floor, double panelled radiator.

En-Suite

Contemporary white suite comprising fully tiled shower cubicle, redring thermostatically controlled electric shower, low flush wc, wash hand basin, ceramic tiled floor, panelled radiator.

Bedroom

12'2" x 9'1" (3.72 x 2.77)

Wood laminate floor, double panelled radiator.

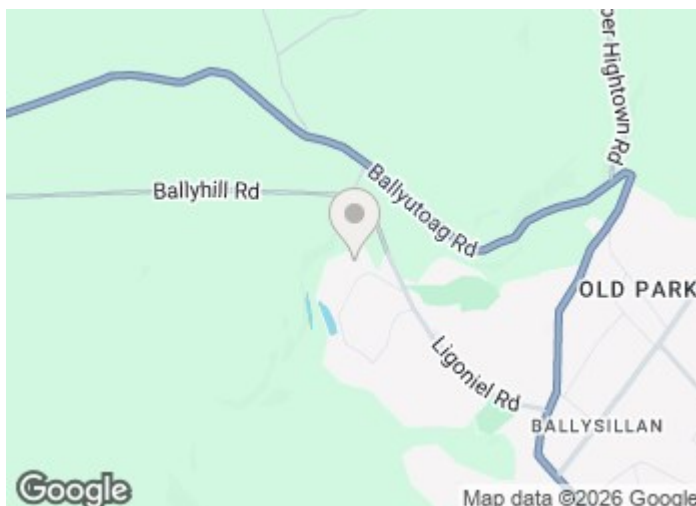
Bedroom

9'7" x 8'11" (2.93 x 2.72)

Wood laminate floor, built-in storage space, double panelled radiator.

Outside

Gates to tarmac driveway parking. Wired for EV charging. Hard landscaped garden to front in artificial grass and rear garden in artificial grass, patio, stones chip area, raised flower beds, outside taps and light.



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark