



ULSTER PROPERTY SALES

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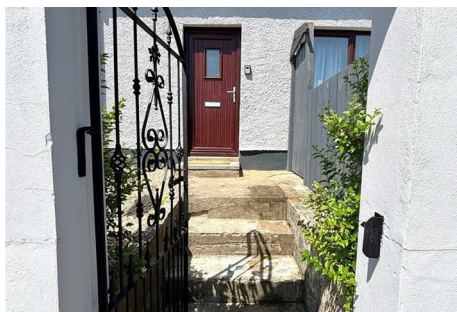
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



9 Prestwick Drive , Belfast, BT14 6PJ

Offers Over £139,950

A Stunning Redesigned Triple Extended Semi Detached Villa With Garage.

A stunning redesigned and triple extended semi detached villa holding a prime corner position in this highly regarded residential location. The spacious interior comprises 2 bedrooms, 1 reception room, extended to offer a picture bay, open plan interior with feature staircase and luxury shaker style kitchen with informal dining area and snug area, 2 spacious bedrooms, superb roofspace and modern white bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating, low outgoings, quality ceramic and wood laminate floor coverings throughout and has been presented to an excellent standard. An attached garage, enclosed private rear gardens combined with the redesigned and extended interior will impress all who view - 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

9 Prestwick Drive

, Belfast, BT14 6PJ



- Triple Extended Semi Detached Villa
- Upvc Double Glazed Windows
- Pvc Fascia And Eaves
- Feature Open Plan Layout
- 2 Bedrooms Superb Roofspace
- Gas Central Heating
- Corner Site
- Extended Kitchen With Dining
- Double Extended Through Lounge
- Attached Garage

Open Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

Walk-in Cloakroom

1/2 tiled walls, ceramic tiled floor.

Double Extended Lounge

20'4" x 12'11" into (6.20 x 3.96 into)
Feature open plan staircase, wood strip flooring, double panelled radiator x 2.

Extended Kitchen

17'5" x 10'0" (5.33 x 3.05)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, stainless steel canopy extractor fan, built-in under oven and ceramic

hob, peninsula unit, double panelled radiator, ceramic tiled floor, dining area, stable door.

First Floor

Landing.

Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, feature radiator, ceramic tiled floor.

Bedroom

13'5" x 9'3" (4.09 x 2.84)

Wood laminate floor, panelled radiator, twin built-in robes.

Bedroom

8'0" x 6'11" (2.46 x 2.13)

Wood laminate floor, panelled radiator, slingsby type ladder to roofspace.

Roofspace

13'6" x 9'10" (4.14 x 3.00)

Floored and sheeted, velux rooflight.

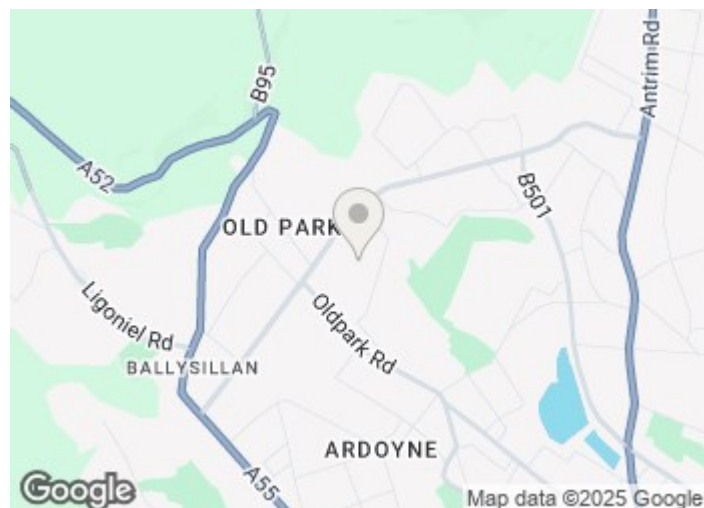
Attached Garage

14'11" x 14'2" (4.57 x 4.32)

Electric roller shutter door, light and power, gas boiler, loft storage, utility area, plumbed for washing machine.

Outside

Hard landscaped gardens front and side, driveway, carparking.



Directions



Floor Plan

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