



## 66 Highbury Gardens , Belfast, BT14 7LG

**Offers In The Region Of  
£124,950**

Double Extended Town House Presented And Finished To A High Standard.

This superb town house has been extended and modernised and beautifully cared for over the years by 3 generations of the same family from new. The richly appointed accommodation comprises 3 bedrooms, lounge into bay, fitted kitchen with dining and extended white bathroom. The dwelling further offers upvc double glazed windows and exterior doors, gas fired central heating and extensive use of wood laminate flooring, computer USB plugs throughout. Hard landscaped front garden and the most convenient location combines to offer the finishing touches to a home which will impress. Immediate viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 66 Highbury Gardens

, Belfast, BT14 7LG



- Double Extended Town Terrace
- 3 Bedrooms Lounge Into Bay
- Extended Bathroom In White Suite
- Superb Kitchen With Dining
- Gas Central Heating
- Upvc Double Glazed Windows
- Hard Landscaped Front Garden
- Ever Popular Location

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor

## Lounge into Bay

14'1" x 7'1" (4.30 x 2.17)

Stone fireplace, panelled radiator, under stair storage.

## Kitchen

13'6" x 7'1" (4.12 x 2.17)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, part pvc walls, wood laminate floor.

## Dining Area

Panelled radiator

## Rear Lobby

Pvc panelled walls, upvc double glazed rear door, wood laminate floor.

## Extended Bathroom

Classic white suite comprising panelled bath, thermostatically controlled shower, pedestal wash hand basin, low flush w/c, fully tiled walls, single panelled radiator.

## First Floor

Landing

## Extended Bedroom

10'0" x 7'4" (3.06 x 2.26)

Panelled radiator.

## Bedroom

10'6" x 10'2" (3.21 x 3.10)

Panelled radiator, built-in robe.

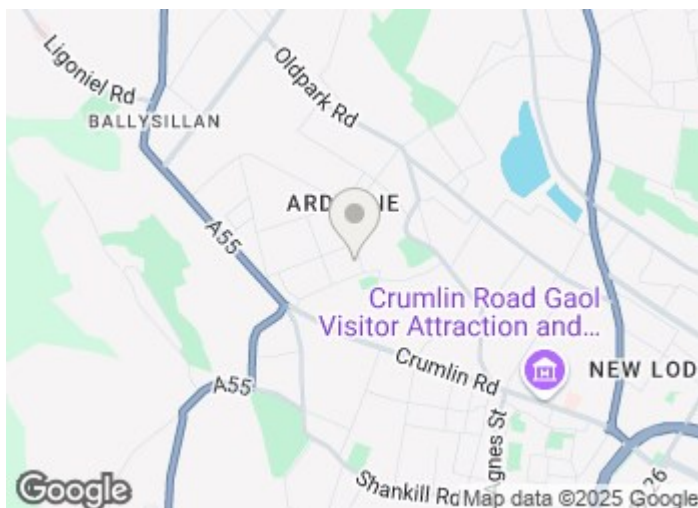
## Bedroom

10'7" x 9'3" (3.23 x 2.83)

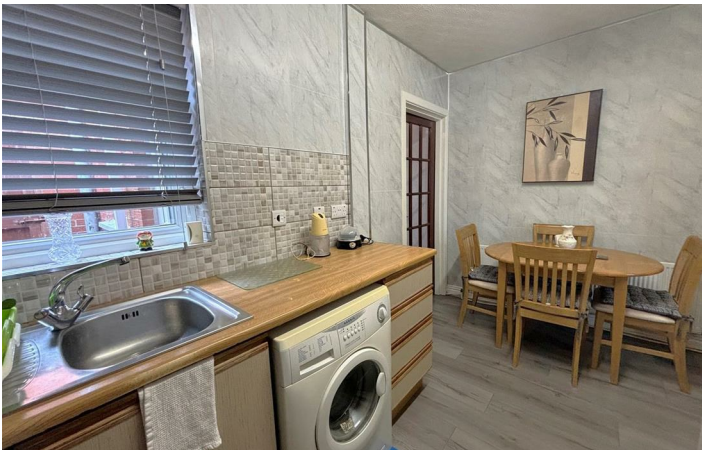
Panelled radiator.

## Outside

Hard landscaped front garden with mature shrubs, flowers and stone chip areas. Enclosed rear yard.



## Directions



# Floor Plan

66 Highbury Gardens, BELFAST, BT14 7LG



Total Area: 58.7 m<sup>2</sup> ... 632 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	73		

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