

1 Alexandra Gardens , Belfast, BT15 3LJ

Offers Over £269,950

Extended Red Brick Semi Detached Villa Holding A Superb Corner Site In This Highly Regarded Residential Location.

Holding a prime corner position moments from the bustling Antrim Road and within walking distance of leading schools this beautifully presented extended semi detached villa will have immediate appeal. The richly appointed interior comprises 3 well proportioned bedrooms, spacious through lounge, downstairs shower room, luxury fitted kitchen with velux window and informal dining and modern white bathroom suite. The dwelling further offers gas central heating heating with newly installed combi boiler, uPvc double glazed windows, pvc fascia, eaves, replacement rainwater goods, extensive use of quality wood laminate and ceramic floor coverings and has been maintained and improved to the high standard presented today. Extensive tarmac driveway parking, attached garage and extensive gardens front, side and private rear with patio and mature lawn combines with the most convenient and sought after location to make 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	65	68
		EU Directive 2002/91/EC

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, Belfast, BT15 3LJ



- Extended Red Brick Semi Detached Villa
- Downstairs Shower Room
- Upvc Double Glazed Windows
- Sought After Antrim Road Location
- 3 Bedrooms Through Lounge
- Modern White Bathroom Suite
- Driveway Parking Attached Garage
- Extended Kitchen With Dining
- Gas Central Heating New Boiler
- Prime Corner Site

Enclosed Entrance Porch

Hardwood double doors, ceramic tiled floor.

Entrance Hall

Pvc double glazed entrance door, wood laminate floor, understairs storage, double panelled radiator.

Through Lounge

19'10" x 9'0" (6.05 x 2.75)

Attractive fireplace, wood laminate floor, double panelled radiator.

Kitchen

15'5" x 12'5" (4.72 x 3.81)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, integrated extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, recessed lighting, double panelled radiator.

Dining Area:

Pvc door to rear.

Rear Lobby

Ceramic tiled floor.

Shower Room

Modern bathroom suite comprising walk in fully tiled shower cubicle, thermostatically controlled drench shower unit, telephone handset shower, vanity unit, low flush wc, part tiled walls, ceramic tiled floor, double panelled radiator.

First Floor

Landing, access to roofspace.

Bathroom

Modern 4 piece fully tiled bathroom suite comprising panelled bath, shower cubicle, electric telephone handset shower unit, vanity unit, low flush wc, tiled walls, ceramic tiled floor, double panelled radiator.

Bedroom

10'1" x 11'10" (3.09 x 3.62)

Panelled radiator.

Bedroom

9'0" x 8'4" (2.76 x 2.56)

Built-in storage, double panelled radiator.

Bedroom

10'5" x 11'10" (3.18 x 3.63)

Panelled radiator.

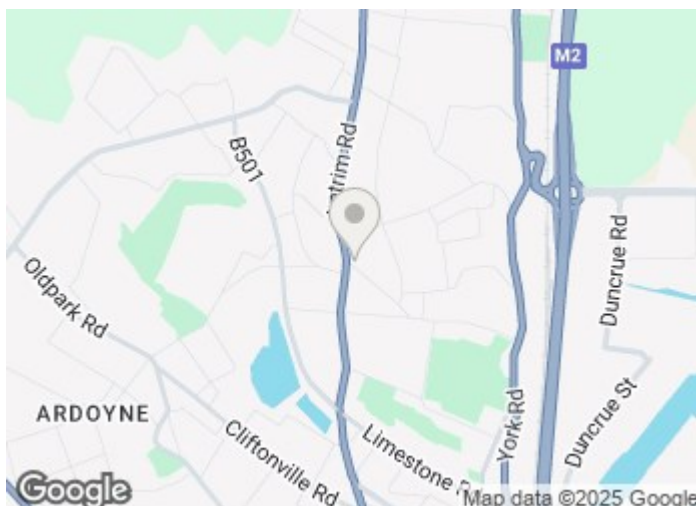
Attached Garage

18'0" x 12'2" (5.49 x 3.73)

Roller shutter door, wall mounted gas boiler.

Outside

Gates to ample driveway parking. Mature gardens front, side and rear in patio, mature lawn, shrubs and hedging.



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.

