



ULSTER PROPERTY SALES

# UPS

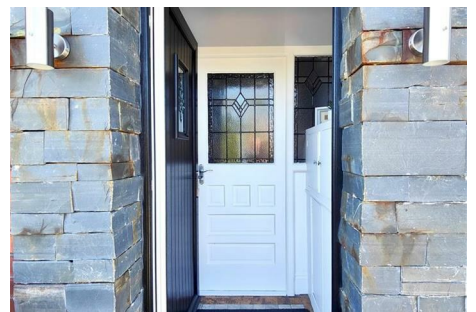
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 988 Crumlin Road , Belfast, BT14 8FH

**Offers Over £169,950**

Stunning Semi Detached Villa Presented To The Highest Standards With Panoramic Views Across Belfast Lough.

A fabulous semi detached villa holding a prime position within this ever popular location. The immaculately appointed interior comprises 3 bedrooms, 2 receptions rooms including lounge into bay, modern fitted kitchen incorporating built-in double oven, integrated fridge, freezer, dishwasher and washing machine, luxury white bathroom suite incorporating panelled bath with drench shower. The dwelling further offers gas fired central heating, upvc double glazed windows and doors, extensive use of quality wood laminate, ceramic tiled floors throughout. Hard landscaped garden front and extensive rear, off street carparking combines with the panoramic views across Belfast Lough and to the Mourne - Early Inspection is highly recommended for this superb family home.

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>		
(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		
Northern Ireland		EU Directive 2002/91/EC

# 988 Crumlin Road

, Belfast, BT14 8FH



- Stunning Semi Detached Villa
- 3 Bedrooms
- Modern Integrated Fitted Kitchen
- Luxury White Bathroom Suite
- Upvc Double Glazed Windows
- Off Street Parking
- 2 Reception Rooms Including Lounge Into Bay
- Gas Central Heating
- Prime Position Off The Crumlin Road

## Entrance Hall

Composite entrance door, wood laminate floor, panelled radiator, understairs storage.

## Lounge

11'11" x 11'7" (3.65 x 3.54)

Attractive fireplace, wood laminate floor, double panelled radiator.

## Dining Area

10'9" x 11'7" (3.30 x 3.54)

Wood laminate floor, panelled radiator

## Kitchen

Bowl and 1/2 white sink unit, extensive range of high and low

level units, formica worktops, built-in double oven, 5 ring gas hob, stainless steel extractor fan, integrated fridge/freezer, integrated washing machine, integrated dishwasher, wine chiller, ceramic tiled floor, recessed light, upvc double glazed door to rear.

## First Floor

Landing, slingsby ladder.

## Bathroom

Luxury white bathroom suite comprising panelled bath, drench shower, telephone hand set shower unit, vanity unit, low flush wc, partly tiled walls, ceramic tiled

floor, extractor fan, recessed lighting.

## Bedroom

11'0" x 9'1" (3.37 x 2.79)

Cornice ceiling, double panelled radiator.

## Bedroom

11'8" x 9'11" (3.58 x 3.04)

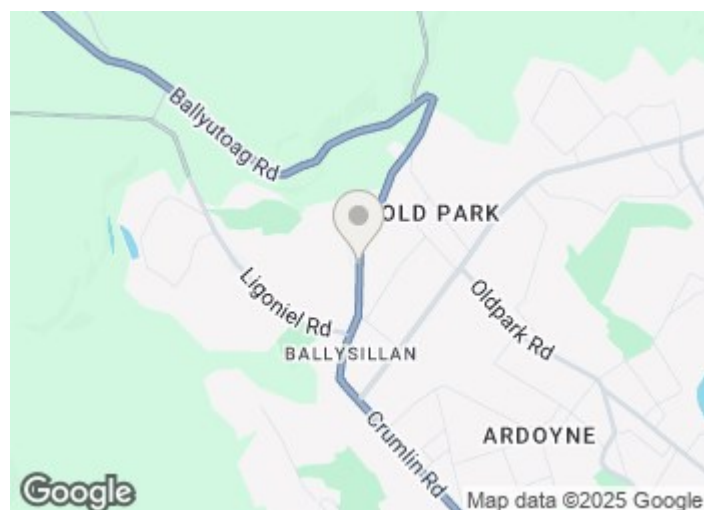
Cornice ceiling, double panelled radiator.

## Bedroom

7'8" x 6'6" (2.36 x 1.99)

Cornice ceiling, double panelled radiator.

## Outside



## 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.

