



ULSTER PROPERTY SALES

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NETWORK STRENGTH - LOCAL KNOWLEDGE



25 Meyrick Park , Belfast, BT14 6PD

Offers Around £119,950

Stunning Red Brick Semi Detached Villa Modernised To The Highest Standard.

An attractive red brick semi detached villa holding a excellent site within this highly regarded residential location. The richly appointed interior comprises 2 bedrooms, spacious lounge, fitted kitchen incorporating built-in double oven and ceramic hob with dining area and modern white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, oil fired central heating, extensive use of wood laminate floor coverings. Off Street carparking potential and private rear garden combine with low outgoings to make this the ideal starter home. Immediate viewing 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

25 Meyrick Park

, Belfast, BT14 6PD



- Stunning Semi Detached Villa
- Excellent Site Within This Highly Regarded Residential Location
- 2 Bedrooms
- Lounge
- Fitted Kitchen
- Modern White Bathroom Suite
- Oil Fired Central Heating
- Upvc Double Glazed Windows
- Immediate Viewing Highly Recommended

Entrance Hall

ceramic tiled floor, understairs storage, upvc double glazed door to rear.

Lounge

13'5" x 9'5" (4.10 x 2.88)

Attractive fireplace, wood laminate floor, double panelled radiator.

Kitchen

13'0" x 7'7" (3.98 x 2.33)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in double oven and ceramic hob, fridge/freezer space, plumbed for washing machine, partly tiled walls,

First Floor

Bathroom

Modern white bathroom suite comprising shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, chrome feature radiator, pvc walls, recessed lighting.

Bedroom

10'8" x 7'10" (3.27 x 2.40)

Built-in storage, wood laminate floor, double panelled radiator.

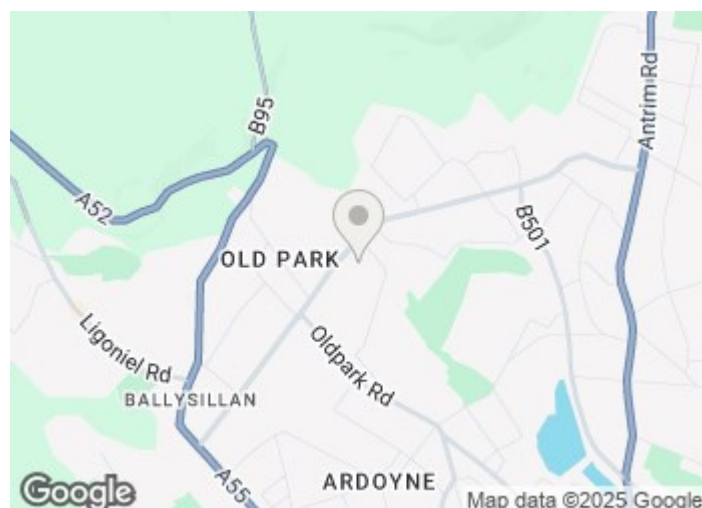
Bedroom

13'4" x 9'5" (4.07 x 2.88)

Wood laminate floor, double panelled radiator

Outside

Hard landscaped front patio garden, rear in brick pavers with flowerbeds, pvc oil tank, boiler house, outside tap.



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.

