



15 Fernhill Heights , Belfast, BT13 3PP

Offers Over £149,950

Fantastic Modern Built Red Brick Semi Detached Family Home in Most Popular Cul De Sac Location.

A fantastic opportunity to purchase a modern built red brick semi detached villa holding a most popular quiet cul de sac location. The modern interior comprises 3 bedrooms, 2 reception rooms, recently installed downstairs wc, fitted kitchen with informal dining and living room with double doors to rear and modern white bathroom suite. The dwelling further offers Upvc double glazed windows, gas fired heating with recent new boiler, pvc fascia, eaves, excellent energy rating and benefits from delightful gardens to front and private rear. Offering superb family accommodation with little to do but move in and enjoy - Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(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

15 Fernhill Heights

, Belfast, BT13 3PP



- Fantastic Modern Built Semi Detached Villa
- Modern Kitchen With Dining
- Upvc Double Glazed Windows
- Most Popular Cul De Sac location
- 3 Bedrooms 2 Reception Rooms
- Downstairs WC
- Gas Central Heating
- Living Room With Double Doors
- Modern Bathroom Suite
- Private Gardens

Entrance Hall

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

Lounge

13'5" x 16'6" (4.11 x 5.05)

Wood laminate flooring, downstairs storage, double panelled radiator.

Kitchen

16'9" x 10'0" (5.13 x 3.05)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and 4 ring gas hob, stainless steel canopy extractor, glass splashback, fridge/freezer space, plumbed for washing machine, wood laminate floor, panelled radiator.

Rear Lobby

Wood laminate floor, pvc door to rear.

Furnished Cloakroom

White suite comprising low flush wc, pedestal wash hand basin, extractor fan, ceramic tiled floor, pvc panelled walls and ceiling.

Living Room

Lvf flooring, panelled radiator, access to roof space, pvc double doors.

First Floor

Built-in storage.

Bathroom

Contemporary white bathroom suite comprising walk-in shower, thermostatically controlled drench style shower, telephone handset shower, pedestal wash hand basin, low flush wc, pvc panelled walls, ceramic tiled floor, recessed lighting, chrome radiator.

Bedroom

10'0" x 6'11" (3.07 x 2.13)

Built-in storage, panelled radiator.

Bedroom

13'5" x 9'6" (4.09 x 2.90)

Built-in storage, panelled radiator.

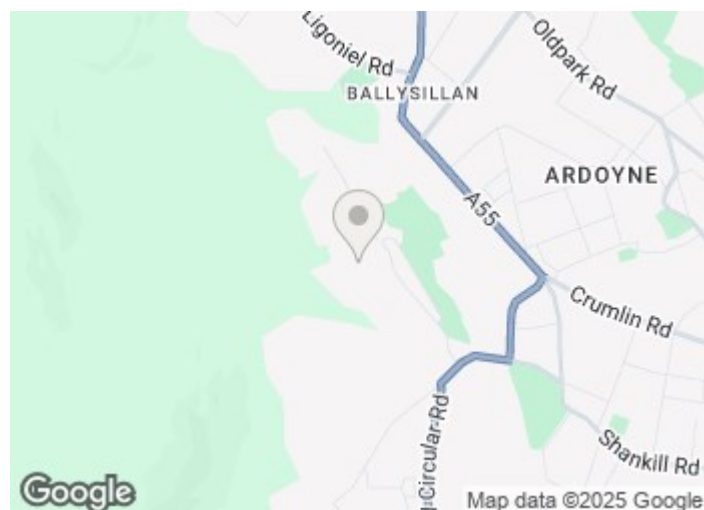
Bedroom

9'6" x 10'0" (2.92 x 3.05)

Built-in storage, panelled radiator.

Outside

Gardens to front in patio, stone chips, and flowerbeds. Rear in patio, lawn, flowerbeds and hedging, outside tap and light.

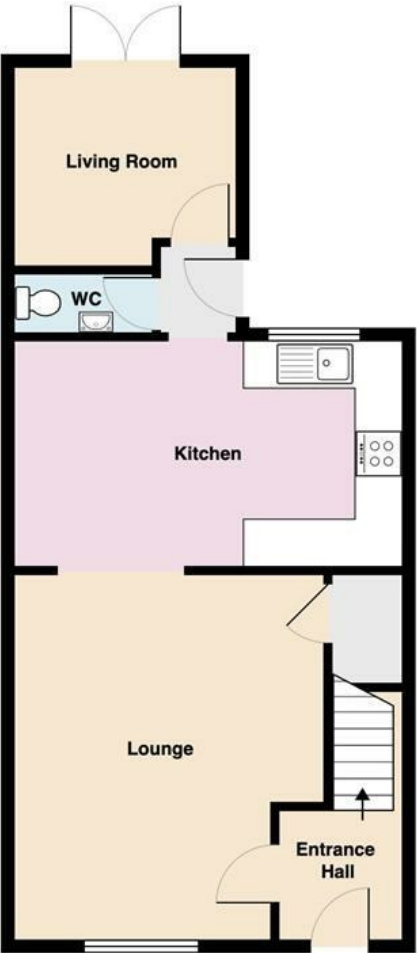


Directions

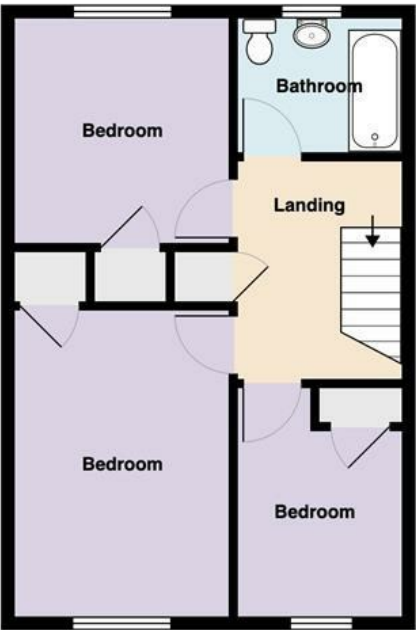


Floor Plan

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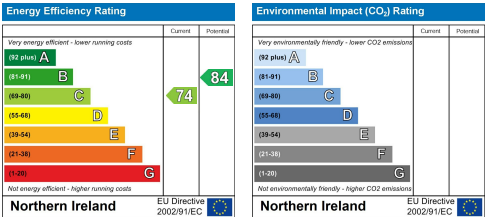
Ground Floor



First Floor

Total Area: 88.5 m² ... 952 ft²
All measurements are approximate and for display purposes only

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