



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 7 Hoylake Park , Belfast, BT14 6PR

**Offers Over £124,950**

Attractive Semi Detached Villa In Ever Popular Location.

Holding a prime position within this most popular and sought after location, this attractive period semi detached villa has been presented and modernised to the highest possible standard. The interior accommodation comprises 2 bedrooms, lounge into bay extension, fitted kitchen incorporating built-in oven and hob with breakfast bar and modern white bathroom suite. The dwelling further offers upvc double glazed windows and doors, oil fired central heating, pvc fascia and eaves. Hard landscaped garden to front and rear in stone chippings and a most convenient location with excellent amenities all within walking distance makes this home not to be missed.

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

# 7 Hoylake Park

, Belfast, BT14 6PR



- Attractive Semi Detached Villa
- Modern White Bathroom Suite
- Oil Fired Central Heating
- Lounge Into Bay
- Upvc Double Glazed Windows
- Most Popular And Sought After Location
- Contemporary Fitted Kitchen
- Pvc Fascia And Eaves

## Entrance Hall

Upvc double glazed entrance door

## Lounge Into Bay

13'4" x 13'7" (4.07 x 4.15)

Attractive fireplace, double panelled radiator

## Kitchen

13'1" x 7'5" (4.01 x 2.27)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, gas hob, fridge/freezer space, plumbed for washing machine, breakfast

bar, partly tiled walls, understairs storage, recessed lighting

## First Floor

Landing, access to roofspace

## Bathroom

Modern white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, chrome radiator, pvc walls & ceiling, recessed lighting

## Bedroom

9'1" x 13'1" (2.79 x 4.01)

Wood laminate floor, panelled radiator

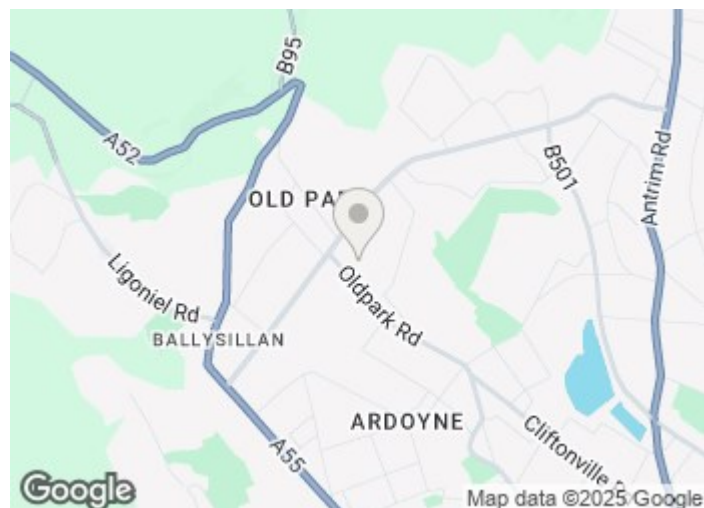
## Bedroom

7'8" x 10'3" (2.35 x 3.13)

Wood laminate floor, panelled radiator

## Outside

Hard landscaped gardens front and rear. Rear in stone chippings, pvc oil tank, outside spotlights & 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.

