



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



15 Waveney Avenue , Belfast, BT15 4FR

Offers Over £124,950

Fabulous Town Terrace Holding A Superb Position Within This Ever Popular Location.

An excellent opportunity to purchase a spacious well presented and maintained town terrace perfectly suited to the first time or young family buyer alike. The interior comprises 3 bedrooms, spacious lounge, excellent fitted kitchen with open plan dining area and luxury white bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating, pvc fascia and eaves. A most convenient location and low out goings with private rear garden add the finishing touches to a home which offers fabulous potential throughout - 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		EU Directive 2002/91/EC

15 Waveney Avenue

, Belfast, BT15 4FR



- Fabulous Town Terrace
- Spacious Lounge
- Gas Central Heating
- Most Convenient Location
- Superb Position Within This Ever Popular Location
- Excellent Fitted Kitchen With Open Plan Dining
- Upvc Double Glazed Windows
- 3 Bedrooms
- Luxury White Bathroom Suite
- Pvc Fascia And Eaves

Entrance Hall

Upvc double glazed entrance door, wood laminate floor

Lounge

17'10" x 9'11" (5.45 x 3.03)
Hole in the wall fireplace, wood laminate floor, double panelled radiator

Kitchen

18'2" x 10'2" (5.54 x 3.11)
Composite white sink unit, range of high & low level units, formica worktop, built-in under oven, ceramic hob, stainless steel extractor fan,

fridge/freezer space, integrated dishwasher, double panelled radiator, wood laminate floor, 1/2 tiled walls, recessed lighting, open plan to dining area, upvc door to rear

First Floor

Landing, access to roofspace

Bathroom

Luxury white bathroom suite comprising panelled bath, electric shower, vanity unit, low flush wc, fully tiled walls, featured radiator, recessed lighting, extractor fan.

Bedroom

8'11" x 9'11" (2.74 x 3.04)
Panelled radiator

Bedroom

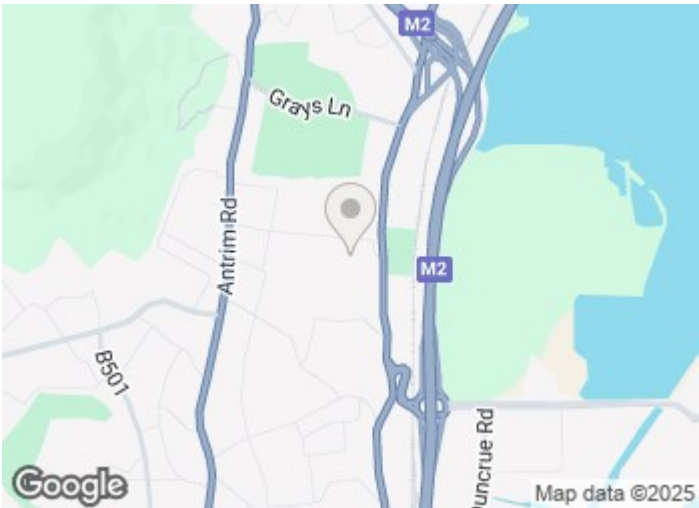
11'1" x 7'2" (3.39 x 2.20)
Panelled radiator

Bedroom

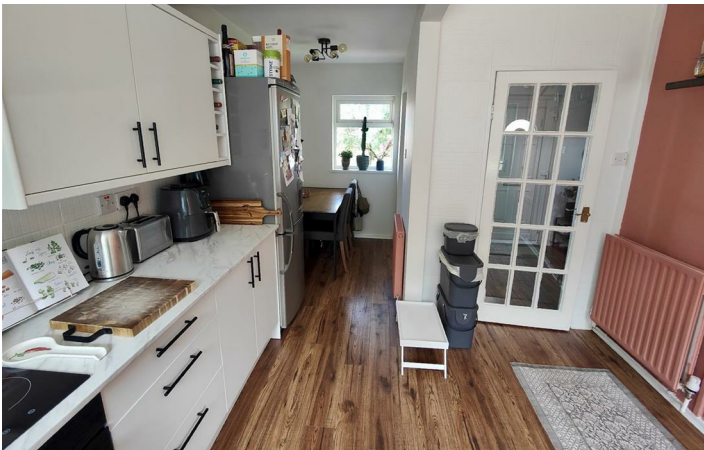
16'6" x 8'8" (5.05 x 2.65)
Built-in robes, panelled radiator

Outside

Hard landscaped gardens front and rear. Both in mature lawn, hedging and flowerbeds



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.

