




16 Springvale Parade
, Belfast, BT14 8DB

Offers Around £149,950

Superb Red Brick Semi Detached Villa With Delightful Gardens Giving A Fantastic View Over The City.

A superb red brick semi detached villa holding a prime position within this most convenient and popular location offering the perfect family sized accommodation. The spacious interior comprises 3 bedrooms, 2 reception rooms, classic fitted kitchen and modern white bathroom suite. The dwelling further offers double glazed windows, oil fired central heating and pvc fascia and eaves. Delightful hard landscaped gardens with extensive mature lawn and detached garage combines with the most convenient location with excellent shopping, public transport and schools all close to hand - Early viewing is highly recommended for this superb family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive	

16 Springvale Parade

, Belfast, BT14 8DB



- Superb Red Brick Semi Detached Villa
- Classic Fitted Kitchen
- Oil Fired Central Heating
- 3 Bedrooms
- Modern White Bathroom Suite
- Detached Garage
- 2 Reception Rooms
- Double Glazed Windows
- Delightful Gardens Giving A Fantastic View Over The City

Entrance Hall

Hardwood entrance door, panelled radiator, understairs storage

Lounge

11'1" x 11'4" (3.38 x 3.47)
Panelled radiator

Living Room

10'0" x 12'0" (3.07 x 3.66)
Panelled radiator

Kitchen

11'10" x 7'2" (3.61 x 2.20)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space,

plumbed for washing machine, panelled radiator, fully tiled walls, hardwood door to rear

First Floor

Landing,
Built-in storage, hot-press

Bathroom

Modern white bathroom suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, double panelled radiator, fully tiled walls, partly pvc walls

Bedroom

11'7" x 8'5" (3.54 x 2.59)
Panelled radiator

Bedroom

10'11" x 8'8" (3.35 x 2.65)
Panelled radiator

Bedroom

7'8" x 7'5" (2.35 x 2.28)
Panelled radiator

Floored Roofspace

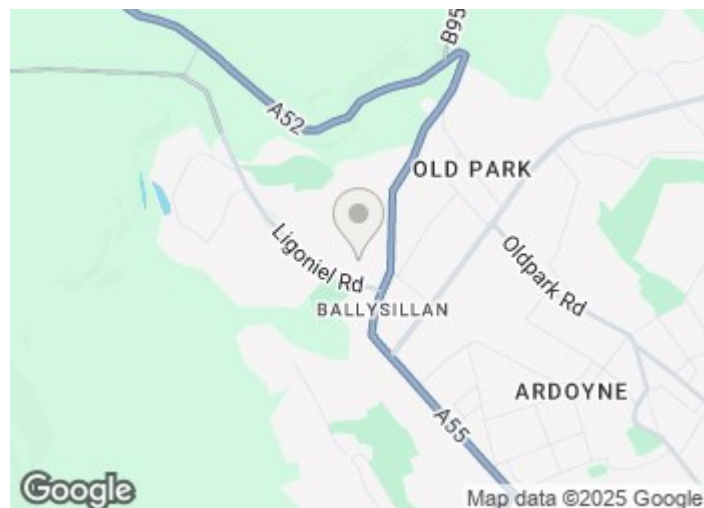
14'2" x 9'9" (4.33 x 2.99)
Slingsby ladder

Outside

Private rear extensive gardens in mature lawn, greenhouse and boiler house.

Detached Garage

Up & over door, oil boiler, electric & lighting



Directions



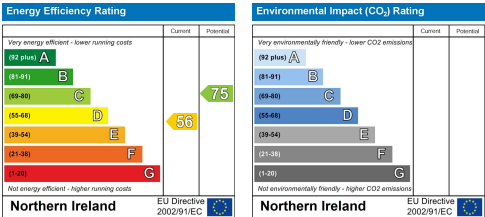
Floor Plan

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Total Area: 71.7 m² ... 772 ft² (excluding garage)
All measurements are approximate and for display purposes only

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