




**44 Lowwood Park**  
**, Belfast, BT15 4BD**

## Offers Around £174,950

Superb Extended Red Brick Semi Detached Villa In This Ever Popular Residential Location!

An exceptional family home well appointed throughout overflowing with excellent features. The interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen with built in under oven and hob and modern white bathroom suite finished to wetroom standard. The dwelling further offers uPvc double glazed windows, oil fired central heating. A mature hard landscaped site with detached garage and private gardens combines with a most convenient location with leading schools, excellent local shopping and public transport all close by - Internal inspection highly recommended.

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			
<b>Northern Ireland</b>		EU Directive	

# 44 Lowwood Park

, Belfast, BT15 4BD



- Superb Extended Red Brick Semi Detached Villa
- Fitted Kitchen With Built-In Under Oven And Hob
- Upvc Double Glazed Windows
- 3 Bedrooms
- Modern White Bathroom Suite Finished To Wetroom Standard
- Mature Site Detached Garage
- 2 Reception Rooms
- Oil Fired Central Heating
- This Ever Popular Residential Location

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor, understairs storage.

## Lounge Into Bay

14'7" x 12'0" (4.46 x 3.67)

Antique fireplace, double panelled radiator, 2 panelled radiator.

## Living Room

16'11" x 10'11" (5.16 x 3.35)

Antique fireplace, wood laminate floor, 2 double panelled radiators, uPvc double glazed door to rear.

## Kitchen

15'2" x 8'3" (4.63 x 2.52)

Single drainer stainless steel sink unit, range of low level units,

formica worktops, built-in under oven and gas hob, fridge/freezer space, plumbed for washing machine, fully tiled walls, ceramic tiled floor, uPvc double glazed door to rear.

## First Floor

Landing, access to roofspace.

## Bathroom

Modern white bathroom suite finished to wetroom standard comprising walk-in shower, pedestal wash hand basin, low flush wc, double panelled radiator, pvc walls & ceiling.

## Bedroom

11'8" x 11'5" (3.56 x 3.48)

Double panelled radiator.

## Bedroom

11'8" x 11'6" (3.58 x 3.51)

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

## Bedroom

7'11" x 8'1" (2.42 x 2.48)

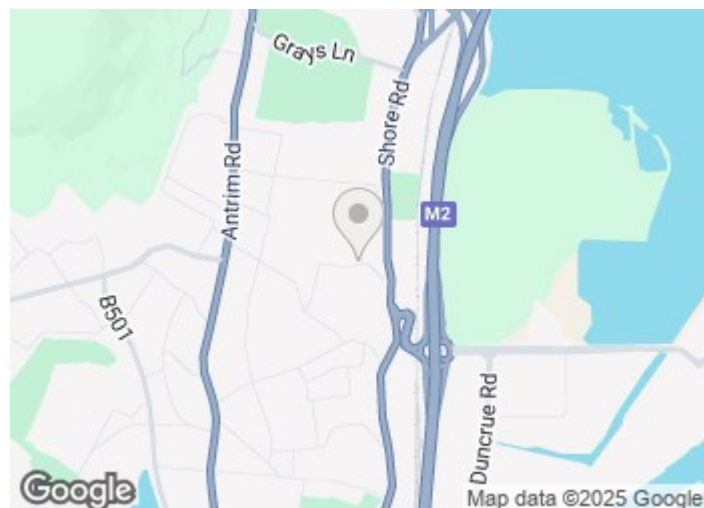
Double panelled radiator.

## Outside

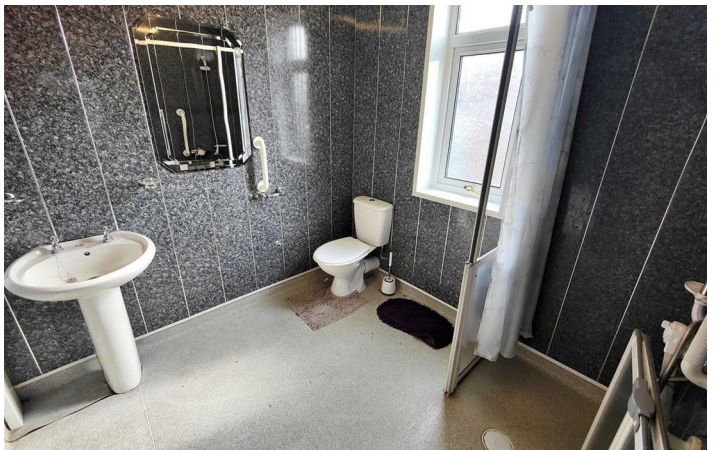
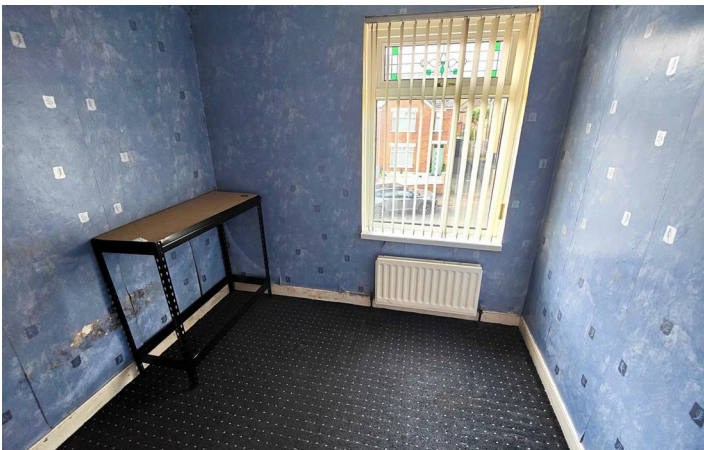
Front gardens in mature lawn, tarmac driveway offering off-street carparking, Private enclosed hard landscaped rear garden, pvc oil boiler.

## Detached Garage

Up & over door.



## Directions



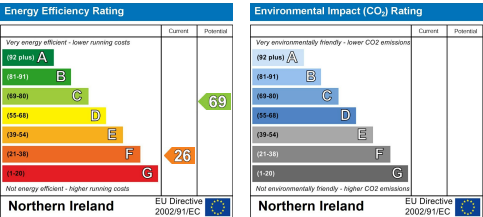
Floor Plan

44 Lowwood Park, BELFAST, BT15 4BD



Total Area: 89.0 m² ... 957 ft² (excluding garage)  
All measurements are approximate and for display purposes only

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