



ULSTER PROPERTY SALES

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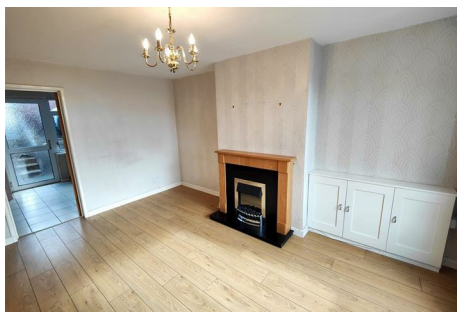
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



3 Tedburn Park , Belfast, BT14 8AQ

Offers Over £119,950

Well Presented Town Terrace In This Ever Popular Location.

A well presented town terrace family home holding a prime elevated position of Tedburn Park. The spacious interior comprises 3 bedrooms, lounge, fitted kitchen incorporating built-in under oven and ceramic hob with informal dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, pvc fascia and eaves and oil fired central heating. Private extensive rear gardens with separate garage minutes away combines with the most convenient location with transport routes and local amenities creating a home perfect for the first time buyer or young married couple - Early viewing is strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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

3 Tedburn Park , Belfast, BT14 8AQ



- Well Presented Town Terrace
- 3 Bedrooms
- Spacious Lounge
- Fitted Kitchen With Dining Area
- Modern White Bathroom Suite
- Oil Fired Central Heating
- Upvc Double Glazed Windows
- Pvc Fascia And Eaves
- Private Extensive Rear Garden
- Most Convenient Location

Entrance Hall

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

Lounge

15'7" x 12'5" (4.77 x 3.81)

Attractive fireplace, wood laminate floor, double panelled radiator, panelled radiator

Kitchen

8'5" x 15'11" (2.57 x 4.87)

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

radiator, partly tiled walls, ceramic tiled floor, built-in storage, recessed lighting, uPvc door to rear.

First Floor

Landing, built-in storage, hot-press.

Bathroom

White bathroom suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, double panelled radiator, ceramic tiled floor, fully tiled walls.

Bedroom

8'11" x 8'11" (2.74 x 2.74)

Built-in robes, wood laminate floor, panelled radiator.

Bedroom

13'4" x 8'11" (4.08 x 2.73)

Built-in robes, wood laminate floor, panelled radiator.

Bedroom

9'6" x 6'8" (2.92 x 2.04)

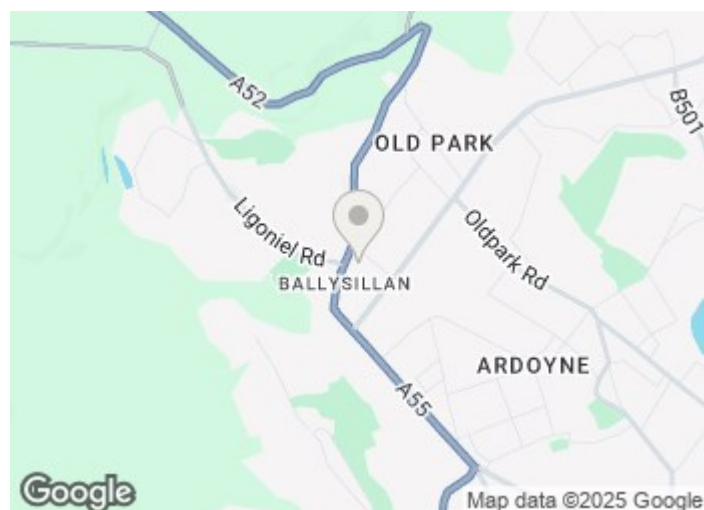
Built-in storage, wood laminate floor, panelled radiator.

Outside

Gardens front and rear in mature lawn, garden shed, greenhouse.

Separate Garage

Garage located at bottom of the street, corner garage.



Directions



Floor Plan

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