



ULSTER PROPERTY SALES

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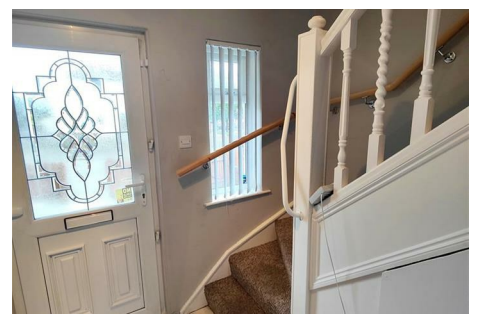
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



4 Waveney Park , Belfast, BT15 4FS

Offers Around £124,950

Handsome Red Brick Semi Detached Villa In This Most Ever Popular Residential Location.

Situated within this ever popular and sought after location, this wonderful home will have an immediate appeal. The well maintained interior comprises 2 bedrooms, lounge into bay, fitted kitchen and modern white bathroom suite to include walk-in shower. The dwelling further offers uPvc double glazed windows, gas central heating, conservatory, extensive use of wood laminate floor covering throughout and has been well maintained by its previous owners. Featured decked area and private enclosed rear garden combine with low outgoings and off street carparking requires viewing immediately.

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

4 Waveney Park

, Belfast, BT15 4FS



- Handsome Red Brick Semi Detached Villa
- 2 Bedrooms
- Lounge Into Bay
- Fitted Kitchen
- Modern White Bathroom Suite
- Conservatory
- Upvc Double Glazed Windows
- Gas Central Heating
- Ever Popular Residential Location

Entrance Hall

Upvc double glazed entrance door, double panelled radiator, ceramic tiled floor, under stairs storage.

Lounge Into Bay

17'7" x 9'6" (5.38 x 2.90)
Attractive fireplace with fire glow and heating, wood laminate floor, 2 double panelled radiators, uPvc french doors.

Conservatory

11'9" x 10'1" (3.60 x 3.08)
Ceramic tiled floor, recessed lighting, uPvc patio doors to rear.

Kitchen

7'8" x 11'6" (2.36 x 3.51)
Bowl and 1/2 drainer stainless steel

sink unit, range of high and low level units, formica worktops, cooker space, canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, panelled radiator.

First Floor

Landing, access to roofspace

Bathroom

Modern white bathroom suite comprising walk-in shower, thermostatically controlled shower unit, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, built-in storage, concealed gas boiler.

Bedroom

15'1" x 8'11" (4.62 x 2.72)
Built-in robes and storage, wood laminate floor, double panelled radiator.

Bedroom

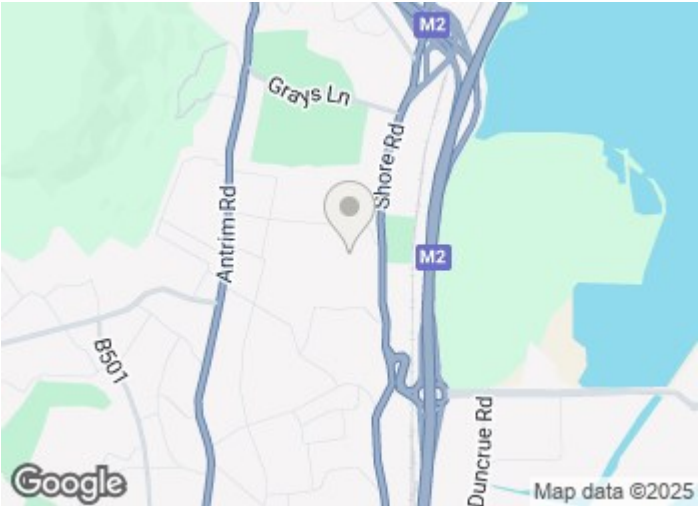
10'4" x 8'7" (3.15 x 2.64)
Built-in slide robes, wood laminate floor, double panelled radiator.

Floored Roofspace

18'7" x 7'3" (5.68 x 2.23)
Lighting

Outside

Mature private enclosed rear garden in stone chipping, raised decked area, outbuilding with range of level units, garden shed.



Directions



Floor Plan

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