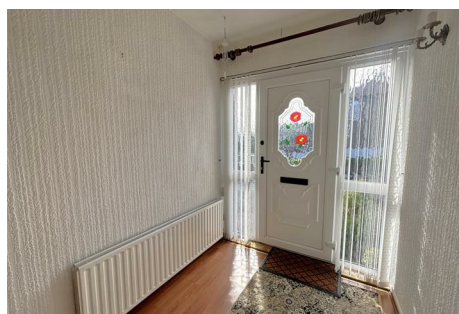




9 Springvale Drive , Belfast, BT14 8DA

**Offers In The Region Of
£155,000**

Superb Red Brick Semi Detached Villa Holding A Prime Cul De Sac Position With Excellent Back Drop

A superb red brick semi detached villa holding a cul de sac position set within this most popular location. The well presented interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen and coloured bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, oil fired central heating, pvc fascia and eaves, extensive use of wood laminate floor coverings and has been maintained to a good standard over the years. A detached garage and extensive private hard landscaped gardens combine with a most convenient location with leading schools, excellent shopping, leisure facilities and public transport to the City Centre all close by - 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

9 Springvale Drive

, Belfast, BT14 8DA



- Superb Red Brick Semi Detached Villa
- Fitted Kitchen
- Oil Fired Central Heating
- highly Regarded Location
- 3 Bedrooms 2 Reception Rooms
- Harvest Gold Bathroom Suite
- Detached Garage
- Extensive Hard Landscaped Gardens
- Upvc Double Glazed Windows
- Pvc Facia And Eaves

Entrance Hall

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

Lounge

11'4" x 10'9" (3.47 x 3.30)

Wood laminate floor, panelled radiator.

Dining Room

12'2" x 10'4" (3.71 x 3.15)

Wood laminate floor, panelled radiator.

Kitchen

12'6" x 7'3" (3.82 x 2.22)

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, built-under oven and hob, canopy extractor fan, tall larder, plumbed for washing machine, party tiled walls, ceramic tiled floor, panelled radiator, understairs storage, upvc double glazed rear door.

First Floor

Landing, built-in cupboard, hotpress/copper cylinder.

Bathroom

Harvest Gold suite comprising panelled bath, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator.

Bedroom

11'11" x 10'0" (3.65 x 3.06)

Panelle radiator, wood laminate floor.

Bedroom

11'4" x 10'0" (3.46 x 3.06)

Wood laminate floor, panelled radiator.

Bedroom

7'10" x 7'6" (2.41 x 2.31)

Wood laminate floor, built-in robe, panelled radiator.

Roof Space

Slingsby type ladder.

Outside

Hard landscaped gardens in patio front and extensive rear in shrubs, mature hedging and flowerbeds, oil tank, outside light and tap. green house. Boiler house oil fired boiler, oil tank.

Detached Garage

Up and over door.



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.

