



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



72 Kilcoole Park , Belfast, BT14 8LB

Offers Around £155,000

Fabulous Red Brick Semi Detached Villa Maintained To The Highest Standard Over The Years

A magnificent example of this most popular red brick semi detached villa holding a prime position with superb south facing rear garden. The richly appointed interior comprises 3 bedrooms, principal bedroom with en-suite Wc, lounge, modern fitted kitchen with dining area and wet room style white bathroom suite. The dwelling further offers uPvc double glazed windows & doors, pvc fascia & eaves, replacement rainwater goods, updated wiring, oil fired central heating and extensive use of wood laminate floor coverings. Maintained to an excellent standard over the years the dwelling is conveniently positioned to the leading schools, Cavehill country park and is within walking distance of public transport with the city and Belfast's new university a short drive away.

Immediate inspection 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

72 Kilcoole Park

, Belfast, BT14 8LB



- Fabulous Red Brick Semi Detached Villa
- Oil Fired Central Heating
- En-suite Wc To Principal Bedroom
- Ever Popular Residential Location
- 3 Bedrooms Lounge
- Upvc Double Glazed Windows And Doors
- Pvc Facial And Eaves
- Superb Fitted Kitchen
- Wet Room Style Bathroom In White Suite
- South Facing Rear Garden

Entrance Hall

Pvc double glazed entrance door, panelled radiator.

Lounge

14'6" x 10'2" (4.44 x 3.12)

Brick built fireplace, wood laminate floor, double panelled radiator.

Inner Lobby

Under stairs storage, hot press copper cylinder, wood laminate floor covering. Upvc double glazed rear door.

Kitchen

10'5" x 8'9" (3.19 x 2.68)

Bowl and a half stainless steel sink unit, excellent range of high and low level units, formica worktops, cooker space , extractor fan, fridge freezer housing, plumbed for washing machine, plumbed for dishwasher partially tiled walls, wood laminate flooring.

Bathroom

Wet room style white suite comprising walk-in shower, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, pvc panelled walls, panelled radiator.

First Floor

Landing

Bedroom

9'8" x 6'11" (2.95 x 2.11)

Wood laminate floor, panelled radiator.

Bedroom

10'9" x 8'0" (3.28 x 2.46)

Wood laminate floor, panelled radiator.

Bedroom

12'9" x 10'3" (3.89 x 3.13)

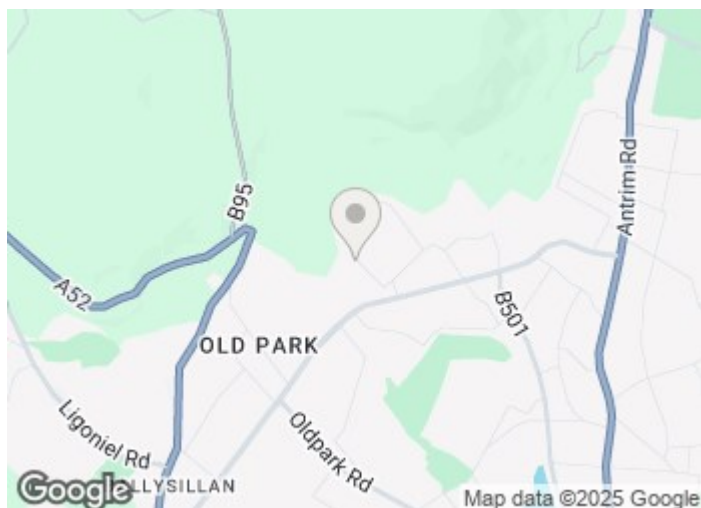
Built-in mirrored slider robes, wood laminate floor, panelled radiator.

En-suite Wc

White suite comprising wash hand basin, low flush Wc.

Outside

Mature gardens front and extensive rear in lawns shrubs and flower beds, raised patio area to rear with southernly aspect with low maintenance fencing, outside light and tap, oil tank, boiler house with oil fired boiler. Driveway.



Directions



Floor Plan

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