



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



205 Alexandra Park Avenue , Belfast, BT15 3GB

Offers In The Region Of £250,000

A Most Impressive Modern Detached Red Brick Family Home Set Within This Highly Regarded Residential Location.

A modern constructed detached family home holding a superb private site with southerly aspect fronting onto Alexandra Park Avenue a highly regarded and sought after residential location. The spacious interior comprises 4 bedrooms, spacious lounge with French doors to garden, fitted luxury kitchen incorporating built-in oven and gas hob with dining area off and classic white bathroom suite. The dwelling further benefits from uPvc double glazed windows, spacious principal bedroom with en-suite shower room, downstairs furnished cloakroom, walk-in storage cupboard, gas central heating, extensive use of wood laminate and porcelain floor coverings and built-in slider robes to all bedrooms. A most convenient location, private gardens and excellent off street car parking add the finishing touches to this superb family home which will have immediate appeal - Early Viewing is highly 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	73	74
EU Directive 2002/91/EC		

205 Alexandra Park Avenue

, Belfast, BT15 3GB



- Most Impressive Modern Built Detached Family Home
- Downstairs Furnished Cloakroom
- Upvc Double Glazed Windows
- Highly Regarded Location
- 4 Bedrooms, 1+ Reception Rooms
- En-Suite Shower Room
- Gas Fired Central Heating
- Fitted Luxury Kitchen
- Classic White Bathroom
- Excellent Off Street Parking

Entrance Hall

Composite entrance door, porcelain tiled floor, walk-in cloakroom.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, partly tiled walls, porcelain tiled floor.

Kitchen/ Dining

18'8" x 7'7" (5.70 x 2.32)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and gas hob, stainless steel canopy extractor fan, plumbed for washing machine, tumble dryer space, peninsula unit, fridge/freezer space, porcelain tiled floor.

Dining Area

Panelled radiator.
Double doors to Lounge.

Lounge

18'2" x 12'8" (5.56 x 3.87)
Attractive fireplace, wood laminate floor, upvc double glazed patio door.

First Floor

Landing

Bedroom

9'10" x 8'10" (3.02 x 2.71)
Mirror slider robes, panelled radiator.

Bedroom

14'9" x 10'11" (4.51 x 3.35)
Wood laminate floor, slider robes, panelled radiator.

Bedroom

14'9" x 10'5" (4.52 x 3.18)
Wood laminate floor, built-in slider robes, panelled radiator.

Bathroom

White suite comprising panelled bath,

shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, panelled radiator, porcelain tiled floor.

Second Floor

landing

Bedroom

25'9" x 18'2" (7.85 x 5.56)
Built-in mirror slider robes, twin velux rooflights, 2 panelled radiators.

En-suite Shower Room

White suite comprising shower cubicle, pedestal wash hand basin, low flush wc, velux rooflight, partly tiled walls.

Outside

Gardens front in hard landscaping, ample carparking, rear garden in lawn and patio area.
Driveway.



Directions



Floor Plan

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