



131F Old Westland Road , Belfast, BT14 6TE

Offers Around £109,950

Luxuriously Appointed Town House Holding A Excellent Site With Secure Off Street Car Parking

A fabulous opportunity to purchase a beautifully presented by the present owners. The interior comprises 3 bedrooms, spacious lounge, fitted kitchen incorporating built-in under oven and hob with dining area and lobby off and luxury white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and extensive amount of built-in storage throughout. Hard landscaped rear with off street secure car parking and the most convenient location makes this a home not to be missed.

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	

131F Old Westland Road , Belfast, BT14 6TE



- Luxuriously Appointed Town House
- Fitted Kitchen With Dining Area
- Upvc Double Glazed Windows
- 3 Bedrooms
- Luxury White Bathroom Suite
- Excellent Site With Secure Off Street Car Parking
- Spacious Lounge
- Gas Central Heating
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

Lounge

12'9" x 13'10" (3.89 x 4.23)

Antique fireplace, double panelled radiator.

Kitchen

13'8" x 9'3" (4.17 x 2.82)

Single drainer stainless steel sink unit, range of high and low level units, wood worktops, built-in under oven and gas hob, integrated extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer

space, partly tiled walls, double panelled radiator.

Dining Area.

Rear Lobby

Built-in storage, uPvc double glazed door to rear.

First Floor

Landing, built-in storage, concealed gas boiler, access to roofspace.

Bathroom

Luxury white bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, fully tiled walls, pvc

ceiling, featured radiator, recessed lighting.

Bedroom

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

Built-in robes, panelled radiator.

Bedroom

13'3" x 10'9" (4.04 x 3.29)

Built-in robes, panelled radiator.

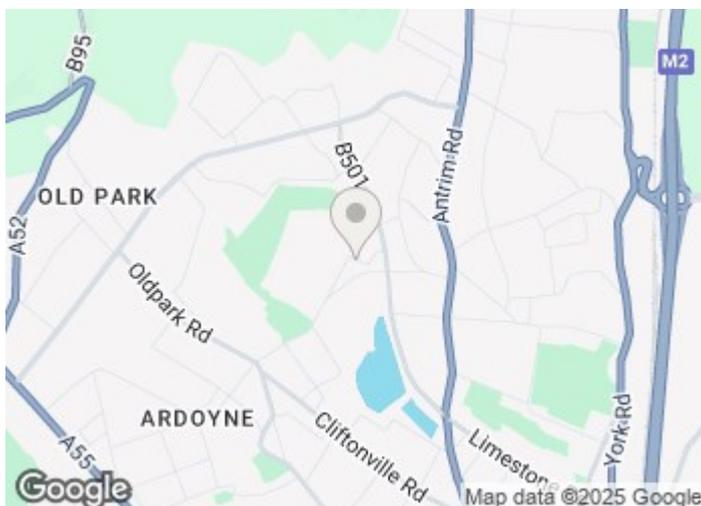
Bedroom

7'8" x 10'1" (2.35 x 3.09)

Panelled radiator.

Outside

Front garden in mature lawn and hedging. Hard landscaped rear garden with ample carparking



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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