



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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
- 3 Bedrooms
- Spacious Lounge
- Fitted Kitchen With Dining Area
- Luxury White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Excellent Site With Secure Off Street Car Parking
- 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.

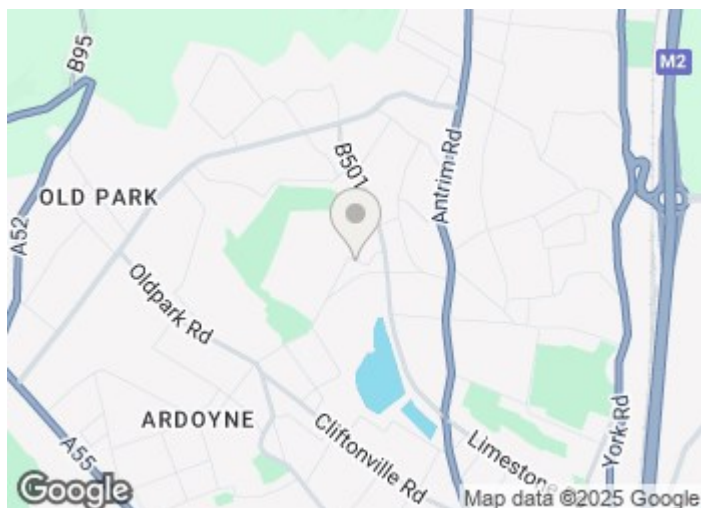
Bedroom

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

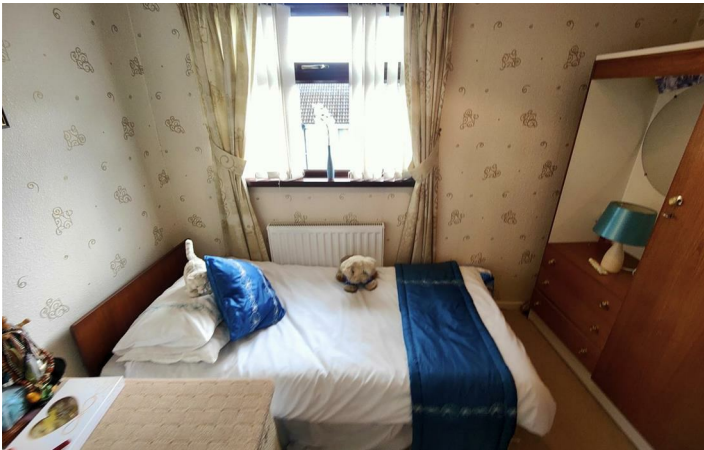
Panelled radiator.

Outside

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



Directions



Floor Plan

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