



ULSTER PROPERTY SALES

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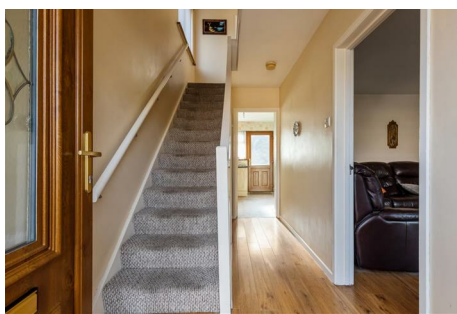
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



3 Wolfhill Drive , Belfast, BT14 8NS

Offers Over £182,500

Fabulous Elevated Red Brick Semi Detached Villa In This Ever Popular Residential Location!

A magnificent example of this most popular red brick semi detached villa holding a prime position within this ever popular residential location. The interior comprises 3 bedrooms, 2 reception rooms to include spacious lounge and dining room. Fitted kitchen with integrated fridge/freezer, built-in under oven and hob and classic white bathroom suite. The dwelling further offers uPvc double glazed windows & doors, pvc fascia & eaves, replacement rainwater goods, gas central heating and extensive use of wood laminate floor coverings. Hard landscaped front garden and south facing rear plus off-street carparking combines with close links to the City and Countryside.

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

3 Wolfhill Drive

, Belfast, BT14 8NS



- Fabulous Elevated Red Brick Semi Detached Villa
- Integrated Fitted Kitchen
- Gas Central Heating
- 3 Bedrooms
- Classic White Bathroom Suite
- Pvc Fascia And Eaves
- 2 Receptions Rooms
- Upvc Double Glazed Windows & Doors
- Most Convenient Location

Entrance Hall

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

Lounge

15'3" x 12'0" (4.67 x 3.66)
Antique brick fireplace, wood laminate floor, two double panelled radiators.

Kitchen

8'0" x 10'3" (2.45 x 3.13)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and hob, integrated extractor fan, integrated fridge/freezer, partly tiled walls, double panelled radiator, uPvc door to rear.

Dining Room

9'9" x 9'0" (2.99 x 2.76)
Wood laminate floor, double panelled radiator.

First Floor

Landing, access to roofspace.

Bathroom

Classic white bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, double panelled radiator, fully tiled walls, pine tongue & groove ceiling, extractor fan.

Bedroom

11'1" x 9'1" (3.38 x 2.78)
Built-in robe, wood laminate floor, double panelled radiator.

Bedroom

11'1" x 12'2" (3.39 x 3.73)
Built-in robe, wood laminate floor, double panelled radiator.

Bedroom

8'11" x 7'11" (2.72 x 2.43)
Built-in robe, wood laminate floor, double panelled radiator.

Outside

Hard landscaped front garden with newly fitted railings and gate in stone chippings offering off street carparking with newly tarmac driveway, south facing rear garden in mature lawn and patio area.



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.

