



3 Westland Drive , Belfast, BT14 6NC

Offers Around £175,000

Beautifully Presented Extended Semi Detached Family Home With Delightful South Facing Rear Gardens Situated Within This Most Popular Residential Location.

A beautifully presented and extended period red brick semi detached villa holding a prime position within this most convenient and popular residential location. The spacious interior comprises 3 bedrooms, 2 reception rooms, modern fitted kitchen with informal dining and fully tiled bathroom in modern white suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, pvc fascia and eaves and replacement rainwater goods. The delightful rear gardens with barbeque area combines with the most convenient location with public transport, leading schools, Cliftonville Golf Club and the excellent amenities of the Cavehill and Cliftonville Roads all within walking distance make this the perfect family home - Early viewing is strongly 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 Westland Drive

, Belfast, BT14 6NG



- Superb Extended Semi Detached Family Home
- Fully Tiled Modern Bathroom Suite
- Pvc Fascia Eaves
- Walking Distance To Cavehill Road
- 3 Bedrooms 2 Reception Rooms
- Oil Fired Central Heating
- Delightful South Facing Rear Gardens
- Extended Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Off Street Parking

Entrance Hall

Hardwood double glazed entrance door, ceramic tiled floor, picture rail, corniced ceiling, panelled radiator.

Lounge

14'11" x 11'9" into bay (4.55 x 3.59 into bay) Wood laminate floor, wood burning stove, granite hearth, picture rail, corniced ceiling, double panelled radiator.

Living Room

11'2" x 11'2" (3.41 x 3.42) Wood laminate floor, picture rail, double panelled radiator.

Extended Kitchen

21'3" x 10'0" at widest (6.48 x 3.06 at widest) Stainless steel single drainer sink unit, excellent range of modern high and low

level units, formica work top, ceramic hob, built in under oven, stainless steel canopy extractor fan, plumbed for washing machine, fridge freezer space, partially tiled walls, ceramic tiled floor, hot press storage, double panelled radiator, hardwood door to rear.

First Floor

Landing, wood laminate floor, access to roof space.

Bathroom

Fully tiled modern white suite comprising panelled bath, shower screen, pedestal wash hand basin, low flush wc, ceramic tiled floor, chrome radiator.

Bedroom

13'9" x 10'9" (4.20 x 3.30) Wood laminate floor, double panelled radiator.

Bedroom

7'10" x 7'6" into bay (2.40 x 2.31 into bay) Wood laminate floor, double panelled radiator.

Bedroom

10'9" x 12'7" (3.28 x 3.86) Wood laminate floor, panelled radiator.

Outside

Off street parking. Hard landscaped front garden, mature hedging, entrance gates, South facing rear garden with brick paver patio, barbeque area, mature lawn, hedging, twin outside tap, boiler house, pvc oil tank, electric sockets front and back.



Directions



Floor Plan

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