



199 Berwick Road , Belfast, BT14 7JP

Offers Over £159,950

Handsome Double Extended Semi Detached Villa Holding A Prime Corner Site Within This Popular Residential Location.

Fabulous opportunity to purchase a double extended semi detached villa set within this most popular residential location. The interior comprises 4 bedrooms, spacious lounge, modern fitted kitchen with built-in oven and hob and informal dining and contemporary white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows, low outgoings, attached garage, conservatory, extensive use of quality wood laminate and ceramic tiled flooring throughout. Fantastic corner site offering off street car parking to the front and gardens in mature lawn with paved patio area combines with this most popular and convenient location to make this the ideal starter home - Early Viewing is 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	

199 Berwick Road

, Belfast, BT14 7JP



- Handsome Double Extended Semi Detached Villa
- Modern Fitted Kitchen, Informal Dining
- Upvc Double Glazed Windows
- Prime Corner Site In Most Convenient Location
- 4 Bedrooms
- Contemporary White Bathroom Suite
- Conservatory
- Spacious Lounge
- Gas Central Heating
- Attached Garage

Entrance Hall

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

Lounge

14'11" x 11'6" (4.55 x 3.52)

Wood laminate floor, double panelled radiator.

Kitchen

17'10" x 10'0" (5.44 x 3.06)

Bowl 1/2 drainer sink unit, extensive range of high and low level units, formica worktops, built-in under oven, gas hob, stainless steel extractor fan, integrated fridge/freezer, plumbed for washing machine, partly tiled walls, ceramic tiled floor, double panelled radiator.

Conservatory

17'6" x 8'9" (5.34 x 2.69)

Upvc double glazed windows and doors, ceramic tiled floor, double panelled radiator, recessed lighting.

First Floor

Landing, wood laminate floor.

Extended Bedroom

18'4" x 8'9" (5.59 x 2.69)

Wood laminate floor, double panelled radiator, shower cubicle.

Bedroom

5'6" x 8'8" (1.68 x 2.65)

Panelled radiator.

Bedroom

10'9" x 11'11" (3.28 x 3.65)

Panelled radiator.

Bedroom

12'0" x 8'10" (3.66 x 2.70)

Built-in mirrored slide robes, panelled radiator.

Bathroom

Classic white bathroom suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, double panelled radiator, ceramic tiled floor, built-in storage, extractor fan.

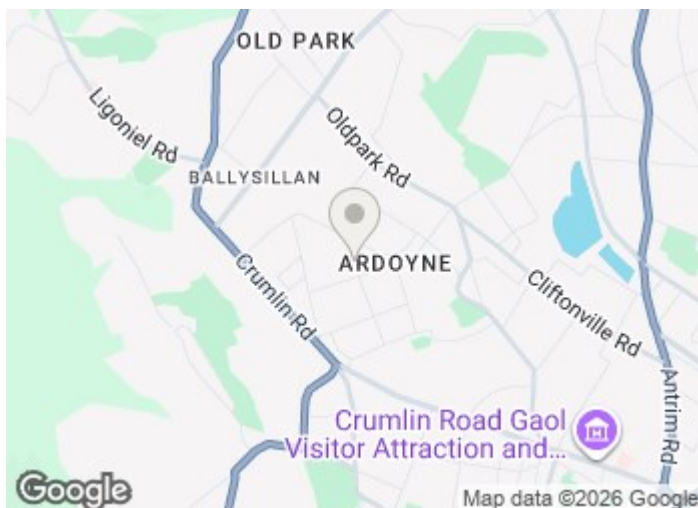
Attached Garage

17'6" x 8'9" (5.34 x 2.69)

Roller shutter door, tumble dryer space, wall mounted gas boiler.

Outside

Front garden with tarmac driveway with off street carparking, stone chippings. Side and Rear garden in mature lawn, off street carparking, hard landscaped patio area, garden shed.



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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