



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



4 Holmdene Gardens , Belfast, BT14 7LL

Offers Over £94,950

Superb Double Extended Townhouse In This Most Popular Ardoyne Location.

A superb opportunity to purchase a double extended townhouse set within this most popular section of the Ardoyne, just a short stroll to the many amenities of the Crumlin Road and a short commute to the City. The spacious interior comprises 3 bedrooms, through lounge, modern fitted kitchen with dining and extended white bathroom suite. The dwelling further offers first floor furnished cloakroom, oil fired central heating and uPvc double glazed windows. Brick paver off street carparking and enclosed rear yard combines with the most convenient location to make this spacious townhouse an ideal property for the first time buyer or canny investor alike - Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	57	77
		EU Directive 2002/91/EC

4 Holmdene Gardens , Belfast, BT14 7LL



- Superb Double Extended
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Fantastic Potential
- 3 Bedrooms
- White Bathroom Suite Furnished Cloakroom
- Off Street Parking
- Lounge
- Oil Fired Central Heating
- Enclosed Rear Yard

Entrance Hall

Pvc double glazed entrance door, ceramic tiled floor.

Through Lounge

20'0" x 10'5" at widest into bay (6.10 x 3.20 at widest into bay)

Wood laminate floor, attractive fireplace, under stairs storage, double panelled radiator.

Open Plan To:

Kitchen

11'10" x 7'6" (3.63 x 2.29)

Stainless steel sink unit, extensive range of high and low level units, formica worktops, built in hob and high level hob, integrated extractor,

fridge/freezer space, part tiled walls, part pvc panelled walls, panelled radiator.

Open plan to Dining Area:

Rear Lobby

Pvc double glazed door to rear.

Bathroom

White suite comprising panelled bath, electric telephone handset shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, part pvc panelled walls and ceiling, recessed lights, double panelled radiator.

First Floor

Landing, built-in cupboards, access to roof space.

Furnished Cloakroom

White suite comprising low flush wc, vanity unit, part tiled walls, ceramic tiled floor..

Bedroom

10'2" x 9'9" (3.10 x 2.98)

Built-in storage, panelled radiator.

Bedroom

9'11" x 8'3" (3.04 x 2.54)

Panelled radiator.

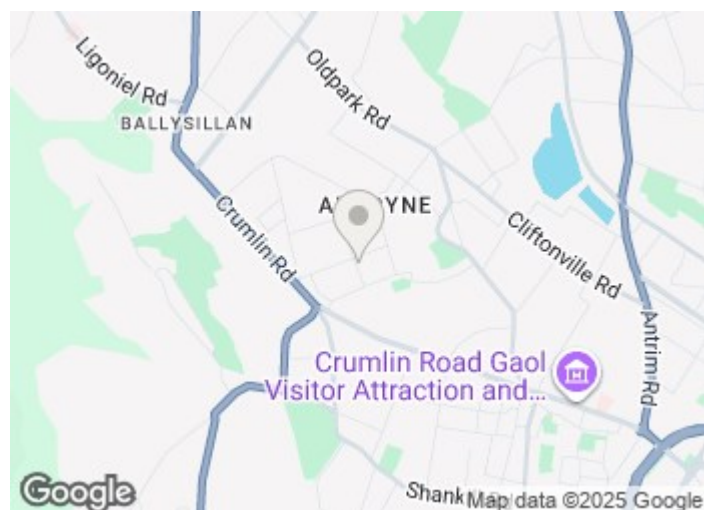
Bedroom

9'6" x 7'8" at widest (2.91 x 2.35 at widest)

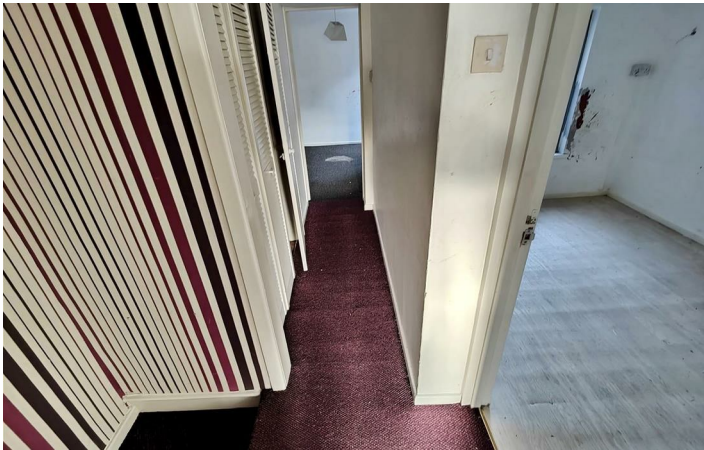
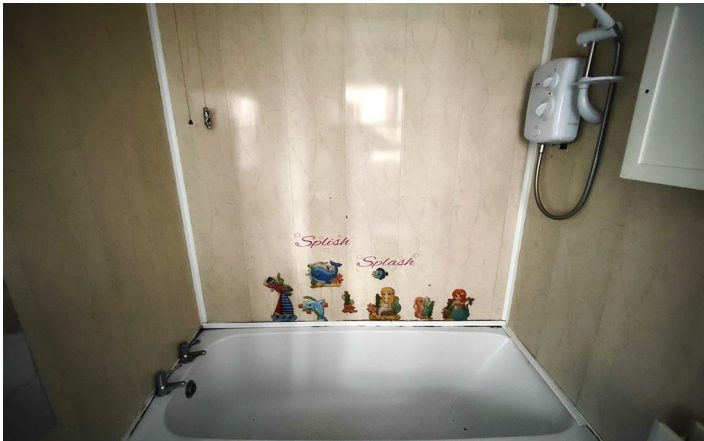
Panelled radiator.

Outside

Front garden with brick paver off street car parking. Enclosed rear yard, steel oil tank, boiler house.



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.

