



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



87 Buttermilk Loney , Belfast, BT14 8LP

Offers Over £204,950

Luxuriously Appointed Recently Constructed Semi Detached Family Home Holding A Prime End Of Cul De Sac Position.

A fabulous opportunity to purchase a beautifully presented and luxuriously appointed recently constructed semi detached villa holding a prime end of cul de sac position within this most popular development. The modern interior comprises 3 bedrooms, spacious lounge, luxury fitted kitchen incorporating built-under oven and gas hob, integrated fridge/freezer and pvc patio doors to garden. The contemporary white family bathroom is complimented by a matching en-suite shower room and downstairs furnished cloakroom. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, floored roof space storage, B energy rating, pvc fascia & eaves, quality wood laminate and ceramic floor coverings and has been presented to the highest standard throughout. Landscaped gardens front, side and private rear with feature garden room and City views plus driveway with car parking adds the finishing touches to a home which will have immediate appeal - 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		
83	83	
Northern Ireland		EU Directive 2002/91/EC

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- Modern Constructed Luxury Family Home
- 3 Bedrooms 1 Plus Reception Rooms
- En Suite Shower Room
- Luxury Fitted Kitchen with Dining
- Modern White Bathroom Suite
- Downstairs Furnished Cloakroom
- Gas Fired Central Heating
- Upvc Double Glazed Windows & Exterior Doors
- Prime End Of Cul De Sac Position
- Highest Presentation Landscaped Gardens

Entrance Hall

Composite entrance door, wood laminate floor, panelled radiator, under stairs storage.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, panelled radiator, ceramic tiled floor, extractor fan.

Lounge

18'0" x 13'5" (5.49 x 4.10)
Into bay, wood laminate floor, double aspect windows. double panelled radiator.

Kitchen

20'2" x 9'11" (6.15 x 3.04)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and gas hob, stainless steel extractor fan, glass splash back, plumbed for washing machine, integrated fridge/freezer, concealed gas boiler, ceramic tiled floor, partly tiled walls, recessed lighting, panelled wall, double

panelled radiator.

Dining Area:

uPvc double glazed patio doors.

First Floor

Landing, access to floored roofspace via slingsby style ladder, panelled radiator, two storage cupboards.

Bathroom

Modern white suite comprising panelled bath with telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, chrome radiator, recessed lighting, extractor fan.

Bedroom

11'5" x 10'0" (3.50 x 3.06)
Panelled radiator.

En-Suite

White suite comprising shower cubicle,

thermostatically controlled drench style shower unit, telephone hand shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, extractor fan, panelled radiator.

Bedroom

10'9" x 9'7" (3.28 x 2.94)
Panelled radiator.

Bedroom

11'4" x 14'1" (3.46 x 4.31)
Panelled wall, panelled radiator.

Outside

Landscaped gardens to front in lawn and brick pavers with ample carparking, hard landscaped rear patio garden, artificial grass, outside power, light and tap.

Garden Room

11'8" x 11'10" (3.58 x 3.63)
Wood laminate floor.



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.

