



5 Wolfhill Drive , Belfast, BT14 8NS

Offers Over £189,950

Fantastic Elevated Red Brick Semi Detached Villa In This Most Desirable Residential Location!

A magnificent example of this most desirable red brick semi detached villa holding a prime position within this ever popular residential location. The modern interior comprises 3 bedrooms, lounge with attractive solid marble fireplace, modern open plan fitted kitchen incorporating built-in under oven and ceramic hob and classic white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows & doors, pvc fascia & eaves, floored roofspace, recently installed cavity wall insulation, replacement rainwater goods and extensive use of wood laminate floor coverings. Hard landscaped front garden and south facing rear plus off-street carparking combines with just a short commute away from Belfast City Centre makes this a family home not to be missed. - 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			
		66	74
Northern Ireland		EU Directive 2002/91/EC	

5 Wolfhill Drive

, Belfast, BT14 8NS



- Fantastic Elevated Red Brick Semi Detached Villa
- Open Plan Kitchen/Dining
- Upvc Double Glazed Windows
- Most Convenient Location
- 3 Bedrooms
- Classic White Bathroom Suite
- Pvc Fascia And Eaves
- Spacious Lounge Into Bay
- Gas Central Heating
- Floored Roofspace

Entrance Hall

Upvc double glazed entrance door, solid oak flooring, double panelled radiator, wall mounted gas boiler.

Lounge Into Bay

Attractive marble fireplace, solid oak flooring, double panelled radiator, cornice ceiling.

Kitchen

Single drainer stainless steel sink unit, range of high and low level units, formcia worktops, built-in under oven, ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, partly tiled walls.

Dining Room

Double panelled radiator.

First Floor

Landing, built-in storage, hot-press, access to floored roofspace.

Bathroom

Classic white bathroom suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, panelled radiator, pvc ceiling.

Bedroom

Built-in storage, wood laminate floor, panelled radiator.

Bedroom

Built-in robes, wood laminate floor, panelled radiator.

Bedroom

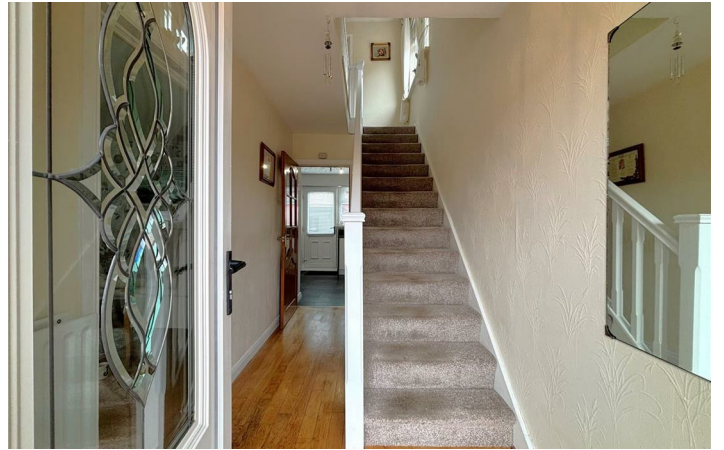
Built-in robes, panelled radiator.

Outside

Front garden offering off street carparking with stone chippings, flowerbeds and shrubs.

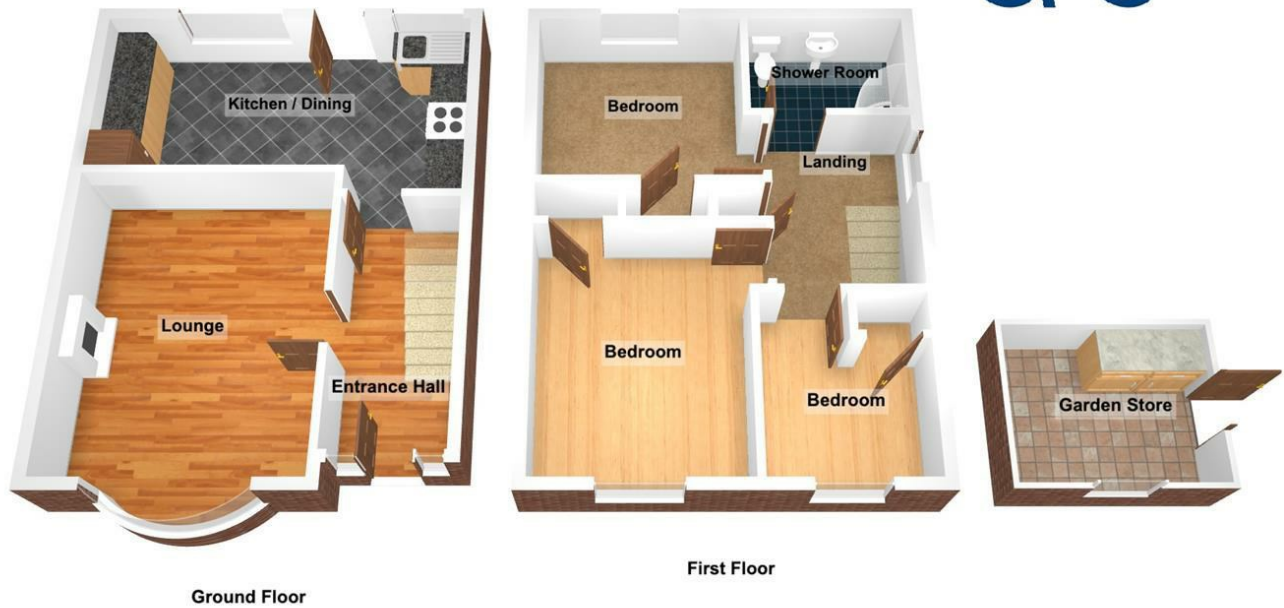


Directions



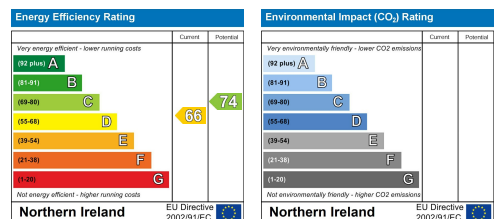
Floor Plan

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Total Area: 76.7 m² ... 826 ft² (excluding garden store)
 All measurements are approximate and for display purposes only

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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