

59 Abbeydale Crescent , Belfast, BT14 7HH

Offers Around £284,950

Stunning Extensively Modernised Detached Period Residence Holding A Prime Position Within This Highly Desirable Location!

A fabulous detached residence holding a fabulous position within this much admired and sought after residential location. The present owners have extensively refurbished and modernised the property creating the perfect family home. The generously proportioned accommodation comprises 3 bedrooms, lounge into bay with media wall, beautifully crafted integrated kitchen with island unit leading to open plan dining area with sliding patio doors to garden. The dwelling further offers conservatory, luxury family bathroom in white suite and benefits from oil fired central heating, Upvc double glazed windows, and has undergone significant improvement works which will become immediately apparent on inspection.

An attached garage and tarmac front garden offering ample off-street carparking, superb rear in patio area and extensive mature lawn for ideal family living. The finishing touches to this home which will not disappoint - Early Inspection 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		66	21
EU Directive 2002/91/EC			

59 Abbeydale Crescent , Belfast, BT14 7HH



- Magnificent Detached Residence
- Stunning Open Plan Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Luxury White Bathroom Suite
- Conservatory
- Spacious Lounge Into Bay
- Oil Fired Central Heating
- Extensive Rear Garden In Mature Lawn

Entrance Porch

Entrance Hall

Wood laminate floor, panelled walls, panelled radiator, understairs storage.

Lounge Into Bay

10'0" x 13'7" (3.06 x 4.15)

Media wall incorporating electric fire, wood laminate floor, double panelled radiator.

Dining Area

10'0" x 17'1" (3.07 x 5.23)

Attractive fireplace, island unit, ceramic tiled floor, featured radiators, uPvc slide door to rear.

Kitchen

14'10" x 6'7" (4.54 x 2.02)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under

oven and ceramic hob, stainless steel canopy extractor fan, integrated fridge/freezer, integrated dishwasher, partly tiled walls, ceramic tiled floor, uPvc door to rear.

First Floor

Landing, access to roofspace.

Bedroom

7'11" x 8'5" (2.42 x 2.59)

Wood laminate floor, panelled radiator.

Bathroom

Luxury white bathroom suite comprising walk-in shower, thermostatically controlled drench shower unit, vanity unit, low flush wc, featured radiator, partly tiled walls, ceramic tiled floor, built-in storage, recessed lighting.

Bedroom

16'11" x 9'10" (5.18 x 3.02)

Wood laminate floor, double panelled radiator.

Bedroom

10'0" x 13'5" (3.07 x 4.11)

Into bay, wood laminate floor, double panelled radiator.

Garage

19'9" x 7'6" (6.02 x 2.31)

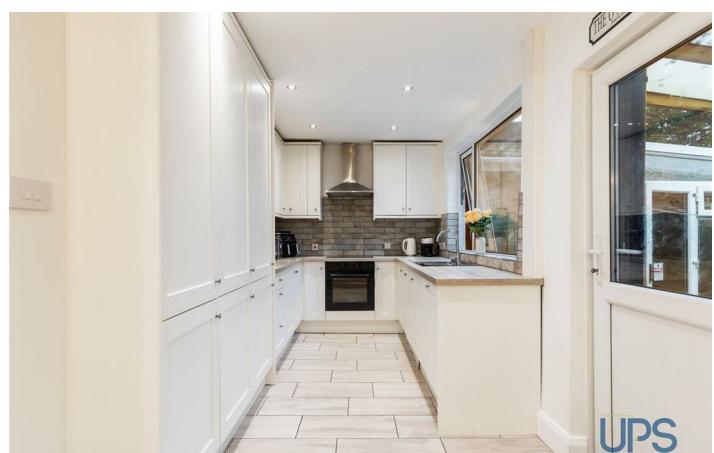
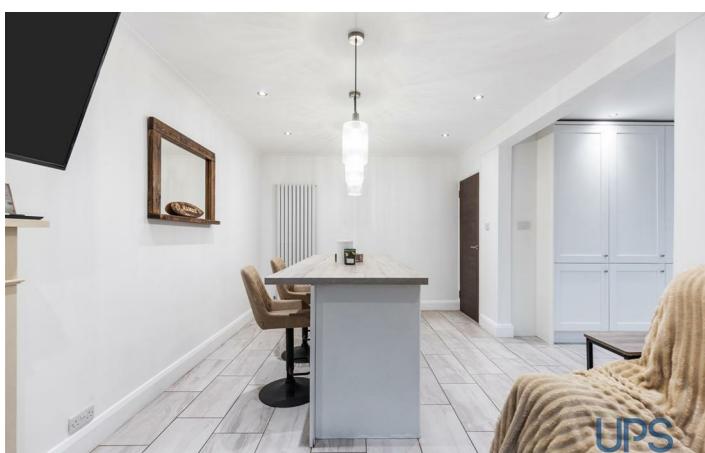
Up & over door, plumbed for washing machine, tumble dryer space.

Outside

Front tarmac garden for ample off street carparking. Rear garden in patio area and extensive garden in mature and hedging.



Directions



Floor Plan

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Total Area: 103.3 m² ... 1112 ft² (excluding garage)
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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