

26 Napoleons Gate , Belfast, BT15 4FE

Offers Over £214,950

Stunning Modern Constructed Semi Detached Villa Constructed In 2021 Set Within This Much Admired Development Perfect for Today's Modern Lifestyle.

A fabulous new build semi detached villa located in a desirable new development close to Belfast City. This beautiful home offers 3 well proportioned bedrooms, including an ensuite shower room and a modern family bathroom. The contemporary kitchen is fully equipped with built-in appliances, including an oven, hob, fridge/freezer, dishwasher and washing machine with open plan dining area with patio doors to garden and south-facing lounge benefits from a large picture-style window, set with low sills to maximise natural light year round. The property benefits from the efficiency of gas central heating and the added comfort of uPvc double glazed windows. The property benefits with so many extras including furnished cloakroom, generous extra sockets and custom fitted slatted shelves to provide ample storage. The private gardens offer the perfect space for outdoor living, south-facing frontage, the property is flooded with natural light and off street car parking is provided for your convenience. Don't miss out on this fantastic opportunity to live in a stunning new build home in a desirable location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

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- Stunning Modern Constructed Semi Detached Villa
- Integrated Fitted Kitchen Open Plan Dining
- Upvc Double Glazed Windows
- Open Aspect To Front
- 3 Bedrooms, Principle With En-Suite
- Downstairs Furnished Cloakroom
- Gas Central Heating
- Spacious Lounge
- Modern Family Bathroom
- Private Enclosed Rear Garden

Entrance Hall

Composite entrance door, double panelled radiator, ceramic tiled floor, understairs storage.

Lounge

16'9" x 10'7" (5.12 x 3.25)
Wood burning stove, wooden mantle piece, built-in storage, double panelled radiator.

Kitchen

18'1" x 11'8" (5.52 x 3.57)
Single drainer stainless steel sink unit, extensive range of high and low level units, wood effect formica worktops, built-in under oven and ceramic hob, stainless steel splashback, stainless steel canopy extractor fan, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in storage, double panelled radiator, ceramic tiled floor, uPvc patio doors to rear garden.

Open Plan Dining

Dining Area

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

First Floor

Landing, built-in storage, double panelled radiator, Loft-mounted Positive Input Ventilation (PIV) unit for condensation control, air quality, slingsby ladder to floored roofspace.

Bedroom

12'4" x 10'7" (3.78 x 3.23)
Built-in storage, panelled radiator.

Bedroom

8'11" x 6'7" (2.72 x 2.03)
Built-in storage, panelled radiator.

Bedroom

12'1" x 10'7" (3.69 x 3.25)
Built-in storage, double panelled radiator.

En-Suite

Luxury white bathroom suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, featured radiator, ceramic tiled floor, partly tiled walls, extractor fan.

Bathroom

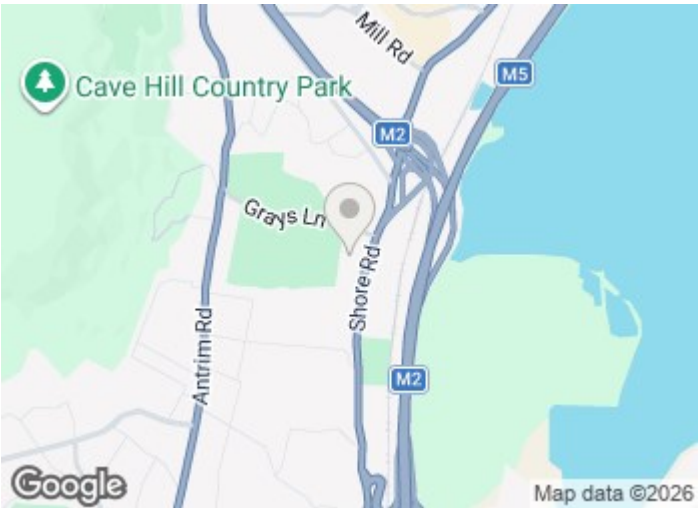
Modern white bathroom suite comprising panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, featured radiator, partly tiled walls, ceramic tiled floor, extractor fan.

Floored Roofspace

17'7" x 21'7" (5.37 x 6.58)
Slingsby ladder, floored and lighting.

Outside

South facing front garden offering tarmac driveway with off-street carparking. Rear garden in mature lawn and flowerbeds, outside tap and light, outdoor charging double sockets.



Directions



Floor Plan

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