



## 37 Willowbank Gardens , Belfast, BT15 5AJ

**Offers Over £209,950**

An Exceptional Refurbished And Beautifully Presented Period Home With Rear Garden And Attached Garage

A fabulous red brick period town terrace offering stylish accommodation moments from the Antrim and Cavehill Roads with their limitless amenities. The richly appointed interior comprises 3 bedrooms, 2 reception rooms with twin bay windows front and rear, contemporary fitted kitchen with stable door and fully tiled modern white bathroom suite. The dwelling further offers uPvc double glazed windows, excluding rear bay window, gas central heating, superb roof space with velux window, extensive use of wood laminate and ceramic floor coverings and has been presented and maintained to the highest standard. A wonderful rear patio garden with southerly aspect and an attached garage combine with the most convenient location with leading schools, public transport and superb parks with the city and Belfast's new university only minutes 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			
(92-100)	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		EU Directive 2002/91/EC	

# 37 Willowbank Gardens

, Belfast, BT15 5AJ



- Handsome Redbrick Town Terrace
- 3 Bedrooms 2 Reception Rooms
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Attached Garage
- City Garden To Rear
- Many Fine Features
- Superb Fitted Kitchen
- Gas Central Heating
- Highest Presentation

## Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

## Entrance Hall

Upvc vestibule door, wood laminate floor, double panelled radiator, understairs storage.

## Lounge Into Bay

12'8" x 14'1" (3.87 x 4.31)  
Classic fireplace, tiled inset, wood laminate floor.

## Living Room Into Bay

12'9" x 12'5" (3.89 x 3.79)  
Classic fireplace, wood laminate floor, double panelled radiator.

## Kitchen

13'10" x 9'3" (4.23 x 2.82)  
Single drainer stainless steel sink unit, range of high and low level units.

## Bedroom

formica worktops, cooker space, stainless steel canopy extractor fan, fridge/freezer 15'1" x 10'5" (4.62 x 3.18) space, partly tiled walls, ceramic tiled floor, double panelled radiator, recessed lighting, uPvc door to rear.

## First Floor

Landing, access to floored roofspace.

## Bathroom

Classic white bathroom suite comprising tiled bath, electric shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, featured radiator, built-in storage.

## Bedroom

12'5" x 8'5" (3.79 x 2.59)  
Wood laminate floor, double panelled radiator.

## Bedroom

10'0" x 7'10" (3.05 x 2.41)  
Wood laminate floor, double panelled radiator.

## Floored Roofspace

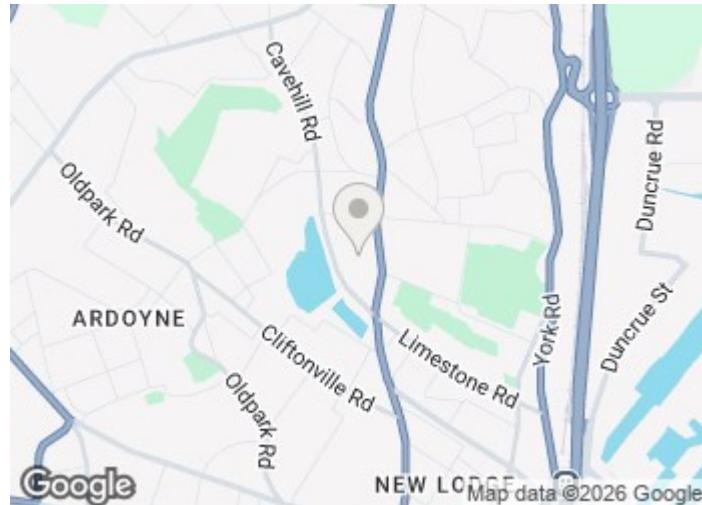
17'9" x 11'3" (5.42 x 3.45)  
Velux window, under eaves storage, panelled radiator.

## Outside

Hard landscaped gardens front and rear in concrete pavers, stone chippings and flowerbeds.

## Garage

31'2" x 8'11" (9.50 x 2.72)  
Plumbed for washing machine, tumble dryer space, wall mounted gas boiler.



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	

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