



85 Buttermilk Loney , Belfast, BT14 8LP

Offers Around £219,950

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

A fabulous opportunity to purchase a beautifully presented and luxuriously appointed recently constructed semi detached villa holding a prime 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, gas central heating, B energy rating, pvc fascia & eaves, quality porcelain floor coverings throughout and has been presented to the highest standard throughout. Off street parking and private rear gardens makes this an opportunity not to be missed - Early viewing 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			EU Directive 2002/91/EC

85 Buttermilk Loney

, Belfast, BT14 8LP



- Luxuriously Recently Constructed Semi Detached
- Spacious Lounge
- Gas Central Heating
- Prime Cul De Sac Position
- Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms, Principle With Ensuite
- Modern White Bathroom Suite
- Private Rear Gardens, Off Street Carparking

Entrance Hall

Composite entrance door, porcelain tiled floor, panelled radiator, understairs storage.

Lounge

16'11" x 10'11" (5.16 x 3.33)
Double panelled radiator.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, porcelain tiled floor.

Kitchen

18'5" x 12'4" (5.62 x 3.77)
Single drainer stainless steel sink unit, range of high and low level units, wood effect formica worktops, built-in under oven and gas hob, stainless steel canopy extractor fan, glass splashback, integrated fridge/freezer, plumbed for washing machine, dishwasher space,

double panelled radiator, porcelain tiled wc, panelled radiator, ceramic tiled floor, extractor fan.

First Floor

Landing, built-in storage, panelled radiator, access to roofspace.

Bathroom

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

Bedroom

10'9" x 9'8" (3.28 x 2.95)
Double panelled radiator.

En-Suite

White suite comprising shower cubicle, thermostatic controlled drench shower unit, pedestal wash hand basin, low flush

Bedroom

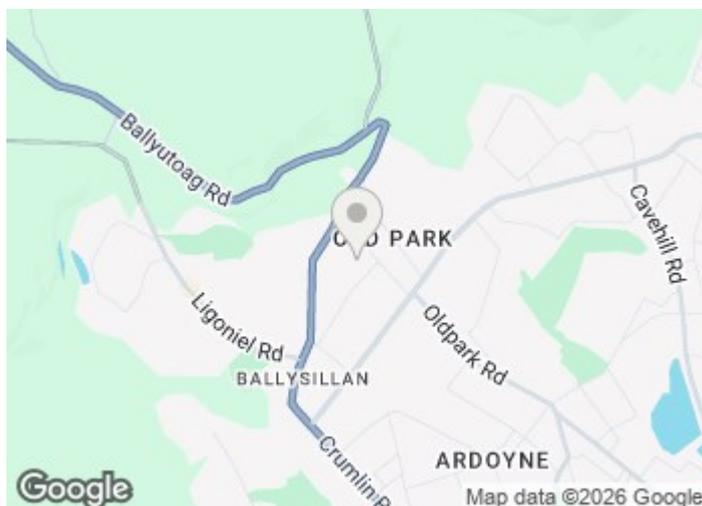
14'0" x 10'9" (4.29 x 3.30)
Double panelled radiator.

Bedroom

10'1" x 9'3" (3.09 x 2.83)
Double panelled radiator.

Outside

Front garden in mature lawn with tarmac driveway. Private rear garden in mature lawn.

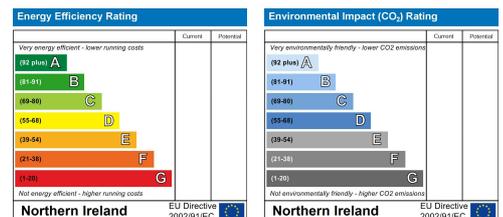


Directions



Floor Plan

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