



34 Linden Gardens , Belfast, BT14 6DD

Offers Around £219,950

Fabulous Extended Period Semi Detached Villa Holding A Prime Position Within This Much Admired Tree Lined Avenue.

Holding a prime position within this much admired tree lined avenue, this magnificent period semi detached family home will have an immediate appeal. The richly appointed interior comprises 4 well proportioned bedrooms, 2 reception rooms with twin bays to first and ground floors, extended integrated kitchen incorporating built-in double oven with ceramic hob, integrated under fridge and freezer and classic white family bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and has been well maintained by its previous owners to the highest standard in addition to retaining period features such as stain glass windows and cornice ceiling throughout. Private enclosed rear gardens in mature lawn and hedging combines with the most convenient location makes this a home not to be missed. - Immediate Viewing 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			
Northern Ireland			
EU Directive 2002/91/EC			

34 Linden Gardens , Belfast, BT14 6DD



- Fabulous Extended Period Semi Detached Villa
- Extended Integrated Kitchen
- Upvc Double Glazed Windows
- 4 Well Proportioned Bedrooms
- Classic White Family Bathroom
- Period Features Throughout
- 2 Reception Rooms
- Oil Fired Central Heating
- Private Enclosed Rear Garden

Entrance Porch

Hardwood entrance door, original ceramic tiled floor, cornice ceiling.

Entrance Hall

Hardwood vestibule door, stain glass windows, double panelled radiator, cornice ceiling, panelled radiator.

Lounge Into Bay

13'0" x 14'0" (3.97 x 4.27)
Attractive fireplace with tiled inset, double panelled radiator, cornice ceiling.

Living Room

13'0" x 11'0" (3.97 x 3.36)
Antique fireplace, double panelled radiator, upvc double glazed patio doors enclosed rear garden.

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, 1/2 tiled walls, ceramic tiled floor.

Extended Kitchen

20'11" x 9'6" (6.39 x 2.90)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double under oven and hob, integrated extractor fan, integrated under fridge and under freezer, plumbed for washing machine, larder cupboard, partly tiled walls, ceramic tiled floor, velux window, uPvc rear door.

Dining Area: double panelled radiator, recessed lighting.

First Floor

Landing, built-in storage, panelled radiator.

Bedroom

7'3" x 9'8" (2.22 x 2.95)

Bathroom

Classic white bathroom suite comprising corner panelled bath, thermostatically controlled shower unit, telephone hand set.

pedestal wash hand basin, low flush wc, featured radiator, partly tiled walls, built-in storage, hot-press, access to roofspace.

Bedroom

11'0" x 11'7" (3.36 x 3.54)
Double panelled radiator, picture rail, cornice ceiling.

Bedroom

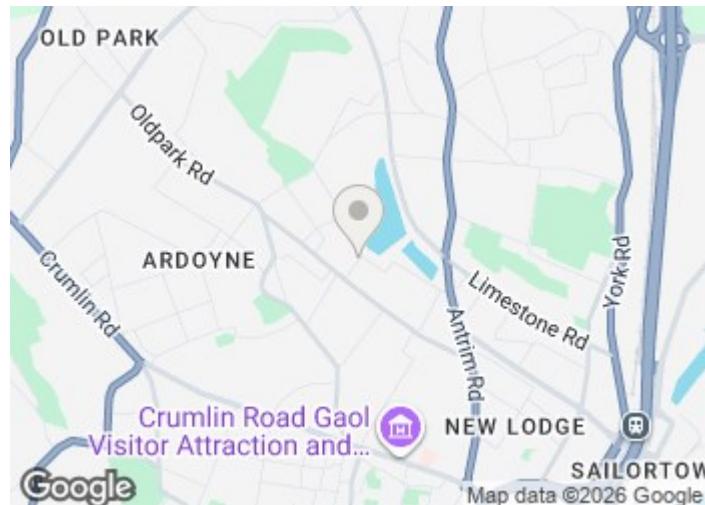
13'7" x 13'10" (4.15 x 4.23)
Double panelled radiator, picture rail, cornice ceiling.

Bedroom

8'0" x 5'9" (2.45 x 1.76)
Cornice ceiling.

Outside

Front forecourt in stone chippings and enclosed rear in mature lawn and hedging.



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.

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Very energy efficient - lower running costs			
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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		
(69-80)	C		
(55-68)	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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