



ULSTER PROPERTY SALES

# UPS

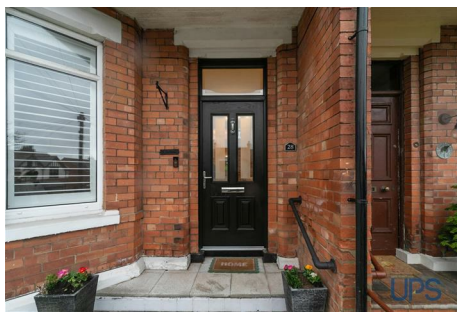
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 28 Westland Road Cavehill, Belfast, BT14 6NH

**Offers Over £264,950**

Magnificent Period Red Brick Semi Detached Villa Positioned Within This Highly Admired Residential Location.

A stunning red brick period semi detached villa holding an elevated position within this beautiful tree lined Avenue just moments from Cliftonville Golf Club. The richly appointed interior comprises 3 bedrooms two into bay, 2 reception rooms both into bay, spacious luxury integrated kitchen incorporating range style cooker, integrated dishwasher, fridge/freezer with dining area and deluxe white bathroom suite with matching separate wc. The dwelling further offers gas central heating, uPvc double glazed windows, beautiful shuttered windows to front elevation and has benefited from wiring improvements. Delightful landscaped gardens with extensive patio areas and the most convenient location combine to make this the perfect luxury family home with little to do but move in and enjoy - Early Viewing is strongly recommended.

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

# 28 Westland Road

## Cavehill, Belfast, BT14 6NH



- Magnificent Semi Detached Residence
- Deluxe White Bathroom Suite With Separate WC
- Delightful Private Gardens Extensive Patio Areas
- Shuttered Windows To Front Elevation
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Highest Presentation Many Extras
- Spacious Integrated Luxury Kitchen With Dining
- Gas Fired Central Heating
- Most Popular Location

### Open Entrance Porch

Composite entrance door.

### Entrance Hall

Cornice ceiling, herringbone wood laminate floor, panelled radiator.

### Lounge into Bay

12'2" x 14'9" (3.73 x 4.52)

Attractive fireplace with wooden over mantle an inset electric stove, corniced ceiling, 3 panelled radiator

### Dining Room into Bay

14'11" x 12'5" (4.57 x 3.81)

Wood laminate floor, part quarter panelled walls, 3 double panelled radiators.

### Kitchen

19'5" x 10'5" (5.92 x 3.18)

Bowl and a half composite sink unit, extensive range of high and low level

units, formica worktops, range style cooker space, canopy extractor fan, integrated dishwasher, integrated fridge / freezer, tall larder, integrated washing machine, vented for tumble dryer, concealed gas boiler, partly tiled walls, ceramic tiled floor.

### Dining Area

Sliding pvc double glazed patio doors, double panelled radiator.

### First Floor

Landing, panelled radiator.

### Bathroom

Deluxe white bathroom suite comprising walk-in shower, thermostatically controlled shower unit, drench head, telephone hand shower, vanity unit, fully tiled walls, ceramic tiled floor, feature chrome radiator, pvc ceiling, recessed lighting.

### Separate W.C

Deluxe white suite comprising low flush wc, vanity unit, fully tiled walls, ceramic tiled floor, pvc ceiling, recessed lighting.

### Bedroom into Bay

17'5" x 14'0" (5.31 x 4.27)

3 panelled radiators.

### Bedroom

14'11" x 12'4" (4.57 x 3.78)

Into bay, three panelled radiators.

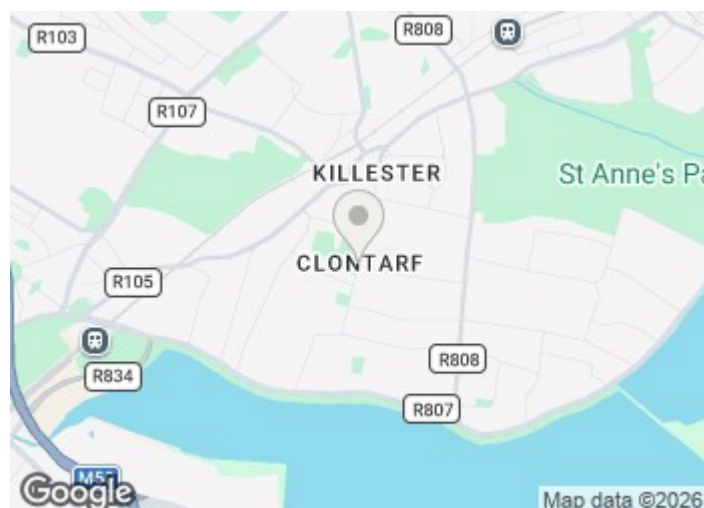
### Bedroom

10'4" x 9'10" (3.15 x 3.00)

Panelled radiator.

### Outside

Mature gardens front, side and rear in lawns, shrubs, flowerbeds and hedging, extensive patio areas with raised flower beds, outside light and tap.



### 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.

