

## 35 Westway Crescent , Belfast, BT13 3NU

**Offers Over £174,950**

Fantastic Red Brick Semi Detached Villa Holding A Prime Position Within This Most Popular Section Of The Westway Development.

A superb opportunity to purchase a spacious red brick semi detached villa holding a slightly elevated position within this most popular residential location. The well maintained interior comprises 3 bedrooms, through lounge, classic fitted kitchen incorporating built-in under oven and ceramic hob, contemporary cream bathroom suite with walk-in shower. The dwelling further offers gas central heating, uPvc double glazed windows, pvc fascia and eaves and floored roofspace. The property benefits from wiring improvements and has been well maintained to the highest standard by its current owners. Matching detached garage and landscaped garden in stone chippings with southerly aspect to the rear plus excellent potential makes this the perfect family home worthy of your immediate attention.

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			
		73	80
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 35 Westway Crescent

, Belfast, BT13 3NU



- Fantastic Red Brick Semi Detached Villa
- Modern White Bathroom Suite
- Pvc Fascia And Eaves
- Prime Position In This Most Popular Location
- 3 Bedrooms, Through Lounge
- Gas Central Heating
- Matching Detached Garage
- Classic Fitted Kitchen
- Upvc Double Glazed Windows
- Many Original Features

## Entrance Hall

Upvc double glazed entrance door, understairs storage, panelled radiator.

## Through Lounge

26'11" x 10'7" (8.21 x 3.25)  
Classic fireplace, two panelled radiator.

## Kitchen

11'8" x 7'7" (3.57 x 2.32)  
Bowl and 1/2 stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, integrated under fridge, plumbed for washing machine, partly tiled

walls, double panelled radiator, uPvc door to rear.

## First Floor

Landing, access to roofspace.

## Bathroom

Contemporary cream bathroom suite comprising walk-in shower, thermostatically controlled drench shower, telephone hand set, pedestal wash hand basin, low flush wc, partly tiled walls, part pvc panelled walls, double panelled radiator, ceramic tiled floor, pine tongue and groove ceiling, built-in storage, concealed gas boiler.

## Bedroom

12'1" x 9'6" (3.69 x 2.91)  
Panelled radiator.

## Bedroom

12'0" x 9'6" (3.68 x 2.92)  
Built-in robes, panelled radiator.

## Bedroom

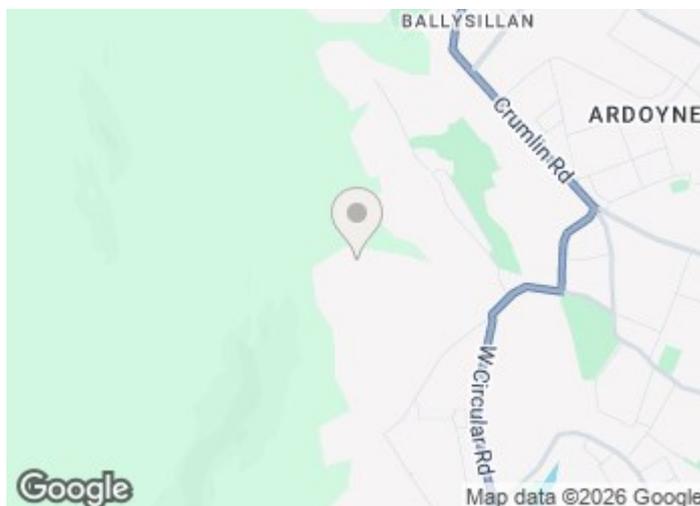
9'0" x 7'8" (2.75 x 2.36)  
Built-in storage, panelled radiator.

## Detached Garage

18'11" x 9'6" (5.79 x 2.92)  
Up & over door, electric and lighting.

## Outside

Front garden in lawn, shrubs and flowerbeds, hard landscaped south facing rear in stone chippings, patio area, outside light and tap, driveway.



## Directions



# Floor Plan

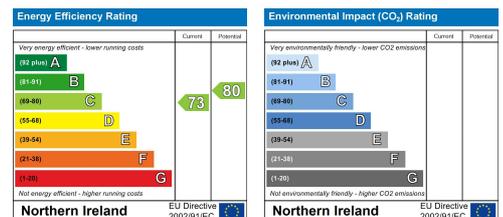


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Total Area: 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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