

1 Ashley Gardens , Belfast, BT15 4DN

Offers Around £350,000

Charming Period Semi Detached Residence Holding A Magnificent Mature Site Set Within This Highly Desirable Residential Location

A handsome period semi detached villa exuding all that was good of its era holding a magnificent site nestling at the foot of Belfast's Cavehill. The spacious interior comprises 4 bedrooms, 2 reception rooms, feature twin bays with leaded light detail, kitchen with dining area and classic white corner bathroom suite with separate Wc. The dwelling further offers upvc double glazed windows retaining much leaded light detail throughout, downstairs shower room, study, utility room, oil fired central heating and extensive range of built-in slider robes to bedrooms. A timber garage with mature gardens with southerly aspect and excellent amenities with leading schools, public transport, local shopping, Fortwilliam Golf Club and the Cavehill Country Park all within walking distance to create the perfect family home.

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	

1 Ashley Gardens

, Belfast, BT15 4DN



- Handsome Red Brick Period Semi Detached Villa
- Spacious Kitchen With Dining Area
- Downstairs Shower Room Study
- Mature Private Garens
- Highly Regard Residential Location
- Oil Fired Central Heating
- Corner Bathroom Suite
- 4 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Utility Room

Enclosed Entrance Porch

Original entrance door, upvc double glazed window, panelled walls.

Entrance Hall

Glazed vestibule door, cornice ceiling, double panelled radiator, under stairs storage.

Lounge

16'8" x 12'7" (5.10 x 3.84)

Cottage style fireplace with stone hearth, gas fire, two panelled radiators, picture rail, corniced ceiling.

Drawing Room Twin Bays

21'0" x 12'6" (6.41 x 3.82)

Attractive hard wood fireplace, piped for gas fire, wall light points, 4 double panelled radiators, picture rail, corniced ceiling.

Kitchen

14'5" x 12'11" (4.41 x 3.96)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, granite worktop, built-in under oven and ceramic hob, integrated extractor fan, granite splash back, fridge freezer space, plumbed for dish washer, partly tiled walls, recessed lighting, ceramic tiled floor.

Dining Area

Panelled radiator.

Study

13'1" x 5'10" (4.00 x 1.79)

Quarry tiled floor, panelled radiator

Utility Room

12'5" x 5'1" (3.79 x 1.57)

Single drainer stainless steel sink unit, plumbed for washing machine, shelving, oil boiler, ceramic tiled floor

Shower Room

White suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, recessed lighting, panelled radiator.

First Floor

Landing, hot press, panelled radiator, corniced ceiling.

Bathroom

Corner white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, shower cubicle, electric shower, partly tiled walls, ceramic tiled floor, panelled radiator.

Separate WC

Matching low flush wc.

Bedroom

10'6" x 10'5" (3.22 x 3.19)

Built-in mirrored slider robes, panelled radiator, corniced ceiling.

Bedroom into Bay

13'4" x 7'7" (4.07 x 2.32)

Panelled radiator, picture rail, corniced ceiling.

Bedroom into Bay

12'7" x 10'6" (3.86 x 3.22)

Built-in mirrored slider robes, panelled radiator, picture rail, corniced ceiling.

Bedroom

17'4" x 11'8" (5.29 x 3.57)

Built-in slider robes, panelled radiator, corniced ceiling.

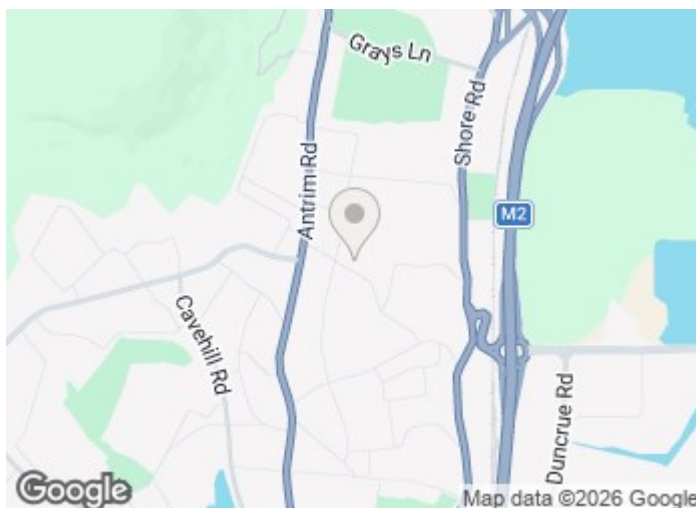
Roofspace

Outside

Private mature gardens front and rear in lawns shrubs and flower beds, patio areas outside power, light and tap, green house oil tank. Enclosed side area with original tiles.

Timber Garage

Driveway car parking.



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



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