

8 Mount Gilbert , Belfast, BT13 3XH

Best Offers Over £229,950

Stunning Newly Constructed Semi Detached Villa Holding A Prime Site Within This Much Admired Residential Development.

A fabulous opportunity to purchase a modern constructed red brick semi detached villa presented to the highest standard situated within this highly desirable residential development. The richly appointed interior comprises 3 bedrooms, principal with en-suite shower room, lounge into bay with glazed double doors to dining room, contemporary designed fitted kitchen incorporating built-in under oven and gas hob, integrated fridge/freezer open plan dining area with patio doors to landscaped rear garden and contemporary white bathroom suite. The dwelling further offers downstairs furnished cloakroom, uPvc double glazed windows, gas fired central heating and pvc fascia and eaves. A private hard landscaped enclosed rear garden with southerly orientation and covered area with off street car parking to the side combines with little or no maintenance worries makes this an opportunity not to be missed.

Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(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	

8 Mount Gilbert , Belfast, BT13 3XH



- Handsome Modern Semi Detached Villa
- Highly Sought After Residential Development
- 3 Bedrooms 2 Reception Rooms
- Integrated Luxury Fitted Kitchen
- Contemporary White Family Bathroom
- Furnished Downstairs Cloakroom
- En-Suite Shower Room
- Upvc Double Glazed Windows
- Gas Central Heating
- Hard Landscaped Rear Garden

Entrance Hall

Composite entrance door with side panel, wood laminate floor, built-in storage cupboard drawers.

Furnished Cloakroom

Contemporary white suite comprising pedestal wash hand basin, low flush wc, double panelled radiator, porcelain tiled floor.

Lounge into Bay

18'11" x 11'3" (5.79 x 3.43)

Wood laminate floor, double panelled radiator.

Glazed Dividing Doors

Kitchen

18'4" x 11'1" (5.60 x 3.40)

Single drainer stainless steel sink unit, extensive range of contemporary high and low level units, formica worktops, built-in under oven and inset gas hob, splash back,

extractor fan, integrated fridge/freezer, tall larder, plumbed for a washing machine, plumbed for a dishwasher, concealed gas boiler, formica splash back, partly tiled walls, recessed lighting, porcelain tiled floor.

Dining Snug Area

Open plan, double panelled radiator, Upvc double glazed patio doors.

First Floor

Airing cupboard, panelled radiator. access to roof space with pull down ladder.

Bedroom

8'6" x 8'2" (2.60 x 2.50)

Panelled radiator

Bedroom

11'9" x 9'10" (3.60 x 3.00)

Panelled radiator.

Bedroom

14'11" x 10'6" (4.55 x 3.21)

Double panelled radiator.

En-Suite Shower Room

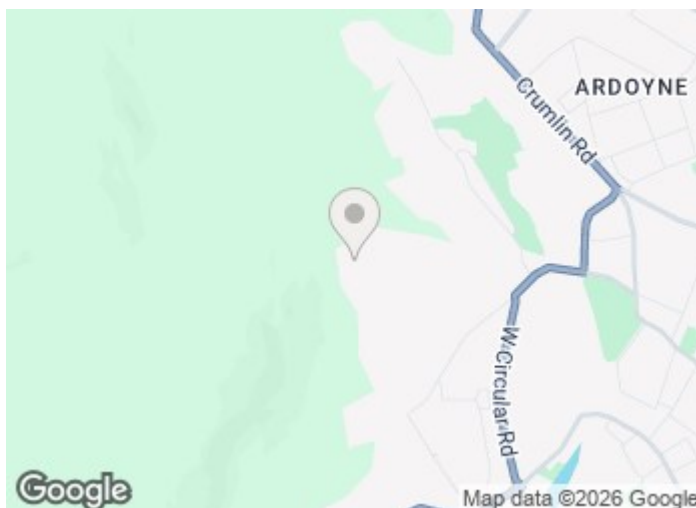
Shower cubicle, drench shower, thermostatically controlled shower unit, telephone hand shower, pedestal wash hand basin, low flush wc, panelled radiator, porcelain tiled floor, recessed lighting.

Bathroom

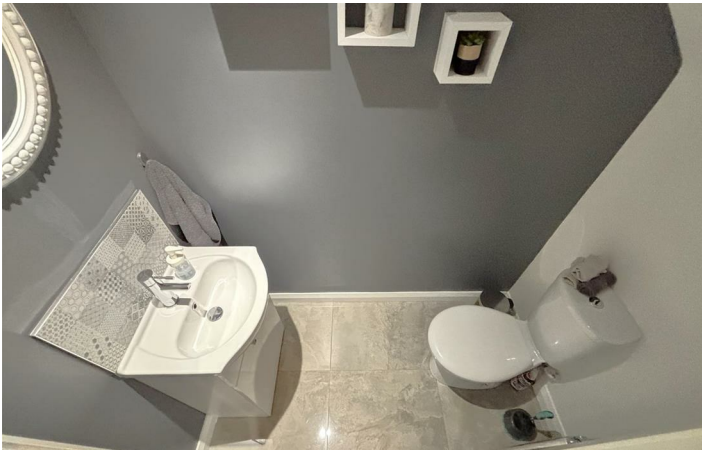
Contemporary white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, chrome radiator, porcelain tiled floor, recessed lighting.

Outside

Front garden in lawn and pathway. Tarmac driveway amply carparking. Hard landscaped rear garden with covered area/gazebo, outside light, power and cold water tap.

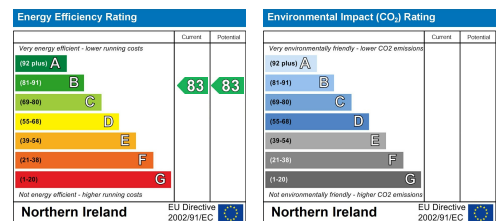


Directions



Floor Plan

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