



175 Fortwilliam Park , Belfast, BT15 4AT

Offers Around £169,950

Stunning Double Extended Semi Detached Villa With Delightful Private Gardens.

Holding a unique position moments from the iconic Fortwilliam Gates and just a short commute to the City Centre this stunning double extended refurbished semi detached villa will have immediate appeal. The richly appointed interior comprises 3 bedrooms, lounge with feature panelled wall, spacious luxury integrated kitchen incorporating built-in oven and hob, microwave, dishwasher open plan to living space with double doors to access the delightful gardens and fully tiled luxury white bathroom suite. The dwelling further offers gas heating heating, uPvc double glazed windows and doors, pvc fascia and eaves and has been presented to the highest standards. Off street car parking and superb private gardens with delightful wooded backdrop combines with low outgoings and the most convenient location to make this the perfect first time or young family home with little to do but move in and enjoy - Early Viewing is 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		69	73
EU Directive 2002/91/EC			

175 Fortwilliam Park

, Belfast, BT15 4AT



- Stunning Double Extended Semi Detached Villa
- Open Plan To Living Area
- Gas Central Heating
- Highest Presentation Throughout
- 3 Bedrooms Lounge
- Fully Tiled Luxury Bathroom
- Off Street Parking
- Luxury Integrated Kitchen
- Upvc Double Glazed Windows
- Private Gardens

Entrance Hall

Pvc double glazed entrance door.

Lounge

13'1" x 13'11" (4.01 x 4.26)

Into bay, panelled wall, wooden flooring, panelled radiator.

Kitchen

22'11" x 14'7" (7.01 x 4.47)

At widest, bowl and a half single drainer stainless steel sink unit, excellent range of luxury high and low level units, tall larder, granite effect formica work surfaces, built-in high oven and ceramic hob, stainless steel canopy style extractor fan, integrated fridge freezer, dish washer, plumbed for

washing machine, recessed lighting, ceramic tiled floor, partially tiled walls, pvc double glazed patio doors, double panelled radiators x 2.

Open plan:

Living Area

Wood laminate floor, under stairs storage.

Bathroom

Fully tiled luxury white suite comprising panelled bath, shower screen, electric telephone handset style shower, vanity unit, low flush wc, chrome radiator, recessed lighting.

First Floor

Access to roof space, panelled radiator.

Bedroom

13'9" x 8'9" (4.21 x 2.68)

Double panelled radiator.

Bedroom

10'1" x 7'10" (3.08 x 2.40)

Panelled radiator.

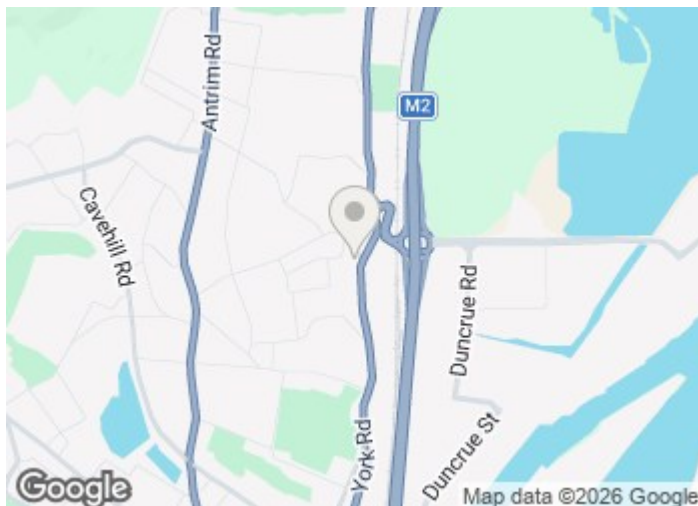
Bedroom

12'8" x 9'11" (3.87 x 3.04)

Panelled radiator.

Outside

Shared driveway parking. Hard landscaped gardens to front in concrete pavers. Private gardens to rear in patio, mature lawn, outside light and tap.

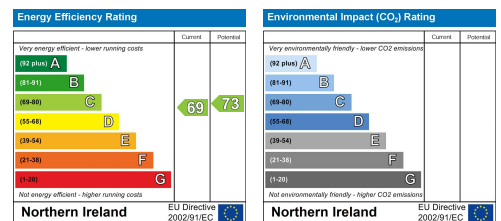


Directions



Floor Plan

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