



## 30 Bilston Road , Belfast, BT14 8GA

**Offers Over £139,950**

Charming Red Brick Semi Detached Villa Holding A Prime Position Within This Popular And Sought After Location

A handsome red brick semi detached villa holding a prime position within this much admired residential location. The spacious interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen and bathroom in white suite. The dwelling further offers uPvc double glazed windows and exterior doors, economy 7 central heating (not tested), pvc fascia and eaves and detached garage. Private gardens with southerly aspect to rear combines with the perfect location with local shopping, leading schools and public transport within walking distance.

Requiring some improvement works this is a home which will have immediate appeal to young and old alike.

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

# 30 Bilston Road

, Belfast, BT14 8GA



- Charming Red Brick Semi Detached Villa
- Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Classic White Bathroom Suite
- Pvc Fascia And Eaves
- 2 Reception Rooms
- Economy 7 Central Heating
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, economy 7 central heating unit, understairs storage.

## Lounge

12'4" x 11'10" (3.76 x 3.62)  
Antique brick fireplace.

## Living Room

11'10" x 11'8" (3.61 x 3.57)  
Antique brick fireplace, economy 7 central heating unit.

## Kitchen

7'7" x 7'6" (2.33 x 2.30)  
Double drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space,

fridge/freezer space, plumbed for washing machine, pvc panelled walls, upvc rear door.

## First Floor

Landing, access to roofspace.

## Bathroom

Modern white bathroom suite comprising shower cubicle, vanity unit, economy 7 central heating unit, fully tiled walls, built-in storage, hot-press.

## Separate WC

Low flush wc, pvc panelled walls.

## Bedroom

11'8" x 10'9" (3.57 x 3.28)

## Bedroom

11'10" x 10'8" (3.61 x 3.27)  
Cornice ceiling.

## Bedroom

8'7" x 7'9" (2.63 x 2.37)  
Built-in storage.

## Outside

Front garden in mature lawn shrubs and flowerbeds, tarmac driveway offering offstreet carparking, extensive hard landscaped rear garden, garden shed.

## Detached Garage

Electronic roller shutter door.



## 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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