



16 Napoleons Gate Shore Road, Belfast, BT15 4FE

**Offers Around
£199,950**

We are delighted to offer for sale this extremely well presented semi detached villa located in a very popular development just off the Shore and will ideally appeal to a variety of purchaser.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, lounge with hole in wall style fireplace and wood burning stove and a modern fitted kitchen / diner with built in oven & hob, integrated appliances and PVC double glazed double doors to rear.

Upstairs there are three bedrooms master ensuite and a separate modern bathroom with white suite. Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway, garden to front in lawn and fully enclosed garden to rear in lawn.

Early viewing recommended !!

16 Napoleons Gate

Shore Road, Belfast, BT15 4FE



- Semi Detached Villa
- Three Bedrooms Master Ensuite
- Lounge
- Modern Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Tiled floor, radiator

FURNISHED CLOARKOOM

Low flush wc, corner pedestal wash hand basin, tiled floor, radiator

LOUNGE

16'2" x 10'4" (4.93m" x 3.15m")
Hole in wall style fireplace, wood burning stove, granite hearth, radiator

KITCHEN / DINER

17'2" x 11'6" at widest (5.23m" x 3.51m" at widest)
Modern range of high and low level units, complimentary worktop, basin 1/2 stainless steel sink unit, built in stainless steel oven, ceramic hob, stainless steel

splashback, stainless steel extractor fan, integrated fridge / freezer and dishwasher, tiled floor, radiator, pvc double glazed double doors to rear

FIRST FLOOR

LANDING

Access to roofspace, storage cupboard

BEDROOM 1

12'1" x 10'4" at widest (3.68m" x 3.15m" at widest)
Radiator

ENSUITE

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

BEDROOM 2

12'4" x 10'4" (3.76m" x 3.15m")
Radiator

BEDROOM 3

9'0" x 6'5" (2.74m" x 1.96m")
Radiator

BATHROOM

Luxury white suite comprising bath, thermostatic shower above, screen, vanity unit, low flush wc, tile effect panelled walls, tiled floor, radiator

OUTSIDE

Tarmac driveway
Garden to front in lawn
Fully enclosed garden to rear in lawn



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	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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