

### **GLENGORMLEY BRANCH**

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IETWORK STRENGTH – LOCAL KNOWLEDGE









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** 

· White Bathroom Suite

Driveway & Gardens

Lounge

PVC Double Glazing

Modern Fitted Kitchen

Gas Heating

### **ACCOMMODATION COMPRISES**

#### **GROUND FLOOR**

### **ENTRANCE HALL**

Tiled floor, radiator

#### **FURNISHED CLOARKOOM**

Low flush wc, corner pedestal wash hand **LANDING** 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 **BEDROOM 2** stainless steel sink unit, built in stainless 12'4" x 10'4" (3.76m" x 3.15m") steel oven, ceramic hob, stainless steel

splashback, stainless steel extractor fan, BEDROOM 3 integrated fridge / freezer and dishwasher, tiled floor, radiator, pvc double glazed double doors to rear

#### **FIRST FLOOR**

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

Radiator

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

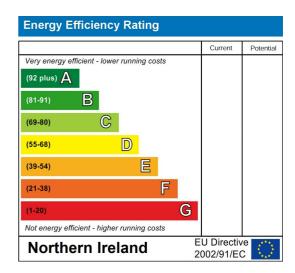
#### **BATHROOM**

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





















\*\*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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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