



ULSTER PROPERTY SALES

# UPS

**GLENGORMLEY BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**10 Pineview Gardens  
Whitewell Road, North Belfast, BT36 7NU**

**Offers Over  
£204,950**

We are delighted to offer for sale this extremely well presented semi chalet villa which is located in a cul de sac in a very popular residential area just of the much sought after Whitewell road and will ideally suit the young buyer seeking their first home

The accommodation comprises entrance hall, lounge with hole in wall style fireplace with feature multi fuel burning stove and open to a modern fitted kitchen / diner with built in oven, hob and integrated appliances and rear porch / utility with access to garden. Also on the ground floor there are either two bedrooms or a bedroom and family room and a separate modern fully tiled bathroom with white suite. Upstairs there are a further two good size bedrooms and luxury shower room.

Other benefits include PVC double glazing and gas heating.

Outside there is a paved driveway, garden to front in lawn and a fully enclosed garden to rear in lawn with feature raised decking area offering superb views towards Belfast lough.

Early viewing recommended !!

# 10 Pineview Gardens

## Whitewell Road, North Belfast, BT36 7NU



- Semi Chalet Villa
- Downstairs Bathroom
- Gas Heating
- 4 Bedrooms
- Upstairs Shower Room
- Driveway & Gardens
- Lounge / Kitchen / Dining
- PVC Double Glazing

### ACCOMMODATION COMPRISSES

#### GROUND FLOOR

##### ENTRANCE HALL

PVC double glazed front door, wood laminate flooring, radiator

##### LOUNGE / KITCHEN / DINING

21'0" x 11'1" (6.40m" x 3.38m")  
Hole in wall style fireplace with multi fuel burning stove, tiled floor, radiator, open to a modern range of high and low level units, marble effect worktop, stainless steel single drainer sink unit, built in oven, gas hob, extractor fan, integrated dishwasher and fridge / freezer, partly tiled walls, tiled floor, breakfast bar, modern vertical radiator

##### FAMILY ROOM / DINING ROOM/ BED 4

9'3" x 8'5" (2.82m" x 2.57m")  
Tiled floor, radiator, pvc double glazed double doors to rear

#### REAR PORCH / UTILITY

5'5" x 4'9" (1.65m" x 1.45m")  
Worktop, plumbed for washing machine, tumble dryer space, gas boiler, pvc double glazed back door

#### BEDROOM 3

12'1" x 9'3" (3.68m" x 2.82m")  
Radiator

#### BATHROOM

White suite comprising bath, thermostatic shower above, low flush wc, feature wash hand basin, fully tiled walls, tiled floor, heated towel radiator

#### FIRST FLOOR

**LANDING**  
Storage cupboard

#### BEDROOM 1

17'2" x 10'10" (5.23m" x 3.30m")  
Radiator

#### BEDROOM 2

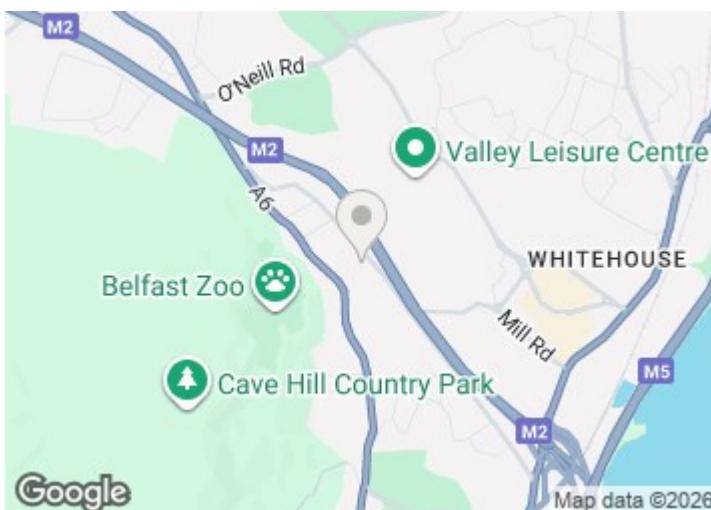
15'6" x 9'3" (4.72m" x 2.82m")  
Radiator

#### SHOWER ROOM

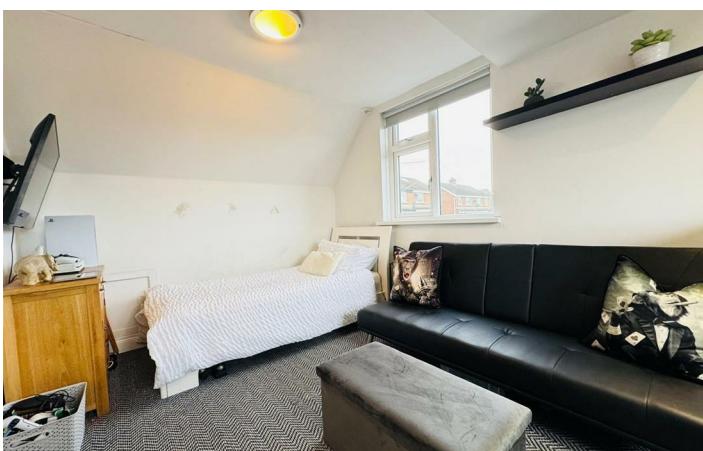
Chrome shower cubicle, thermostatic shower, twin floating vanity units, low flush wc, heated towel radiator, pvc panelled walls

#### OUTSIDE

Paved driveway  
Garden to front in lawn  
Garden to rear in awn with pebbled patio area, feature raised decking area  
Superb views towards Belfast Lough



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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