

## 28 Cardigan Drive , Belfast, BT14 6LY

**Offers In The Region Of  
£235,000**

Unique Opportunity To Acquire A Substantial Period Detached Villa Set Within A Tree Lined Avenue

This handsome double fronted red brick detached villa has been extended and offers magnificent proportions set within this ever popular location. The spacious interior comprises 4 bedrooms, 3 reception rooms, fitted kitchen with extended utility room off and white family bathroom. The dwelling further offers downstairs furnished cloakroom, oil fired central heating and partly double glazed windows. The dwelling retains much period detail and will require upgrading but has a charm which will become immediately apparent on viewing. A detached garage and mature private south facing rear garden makes this a truly unique opportunity - immediate viewing is strongly recommended.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | EU Directive 2002/91/EC |           |

# 28 Cardigan Drive

, Belfast, BT14 6LY



- Handsome Double Fronted Detached Residence
- Original And Double Glazed Windows
- Bathroom In White Suite
- Tree Lined Avenue
- 4 Bedrooms 3 Reception Rooms
- Downstairs Furnished Cloakroom
- Detached Garage
- Oil Fired Central Heating
- Kitchen With Extended Utility Room
- South Facing Rear Garden

## Enclosed Entrance Porch

Solid entrance door, leaded light detail, original tiled floor.

## Entrance Hall

Glass vestibule door, original tiled floor, panelled radiator, corniced ceiling

## Furnished Cloakroom

Classic white suite comprising wash hand basin, low flush wc, under stairstorage.

## Lounge into Bay

12'7" x 12'1" (3.85 x 3.69)

Attractive hard wood fireplace marble inset, panelled radiator, wall light point, wood laminate floor, panelled radiator.

## Dining Room into Bay

16'6" x 11'11" (5.04 x 3.65)

Wood laminate floor, panelled radiator.

## Living Room

12'2" x 11'4" (3.73 x 3.47)

Wood block floor, upvc double glazed patio doors leading to garden.

## Kitchen

12'0" x 8'11" (3.67 x 2.73)

Bowl and a half single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in high level double oven, ceramic hob, extractor fan, fridge freezer housing, partly tiled walls, ceramic tiled floor.

## Extended Utility Room

8'1" x 7'0" (2.47 x 2.15)

Double bowl stainless steel sink unit, range of high and low level units, formica worktops, plumbed for washing machine, plumbed for dishwasher, tumble dryer space, fridge freezer space, partly tiled walls, ceramic tiled floor.

## First Floor

Landing, leaded light window.

## Bedroom

12'1" x 10'4" (3.70 x 3.16)

## Bedroom

12'8" x 10'0" (3.87 x 3.07)

Range of built-in robes, panelled radiator

## Bedroom

9'3" x 7'6" (2.82 x 2.30)

Panelled radiator, slingsby type ladder to roof space.

## Bedroom

12'5" x 10'0" (3.80 x 3.07)

Panelled radiator.

## Bathroom

White suite comprising panelled bath, electric shower unit, pedestal wash hand basin, chrome radiator, partly tiled walls, ceramic tiled floor.

## Separate Wc

Matching low flush Wc

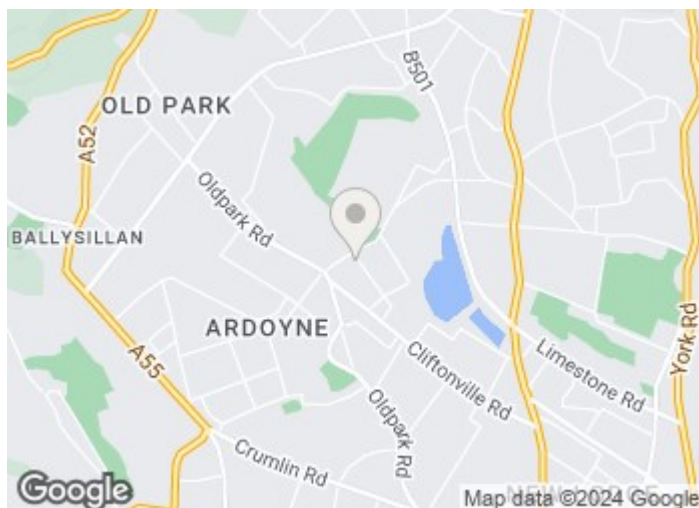
## Detached Garage

18 x 10 (5.49m x 3.05m)

Up and over door, tarmac driveway.

## Outside

Gardens front and south facing rear in lawns shrubs and flower beds, mature hedging, boiler house oil boiler, outside tap patio area, oil tank



## 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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