



## 21 Kilcoole Park , Belfast, BT14 8LA

**Offers In The Region Of  
£230,000**

Fabulous Double Extended Detached Family Residence Commanding A Generous Mature Site Affording An Elevated Position.

An exceptional, cleverly extended and redesigned detached family home commanding a fabulous site within this exceptionally popular residential location. Internally the accommodation seamlessly flows over two floors offering three generous bedrooms, superb roof space, two plus reception rooms, superb fitted kitchen and modern white family bathroom. The dwelling further offers Upvc double glazed windows and exterior doors, wood burning stove, gas central heating, extensive range of built-in mirrored slider robes, Pvc fascia and eaves with new rainwater goods and extensive use of wood laminate and exposed timber floors.

A detached garage and terraced rear garden heavily stocked in mature shrubs, lawns and flower beds with patio areas and open aspect to rear combines with the perfect location to make this unique home one not to be missed - Early Inspection highly 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>		55	60
(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	

# 21 Kilcoole Park

, Belfast, BT14 8LA



- Double Extended Detached Family Home
- 2 Plus Reception Rooms 3 Bedrooms
- Extended Fitted Kitchen
- Modern White Family Bathroom
- Upvc Double Glazed Windows
- Gas Central Heating
- Pvc Fascia And Eaves Replacement Rain Water Goods
- Detached Garage
- Mature Private Gardens
- Highest Presentation

## Extended Entrance Hall

Upvc double glazed entrance door, exposed timber floor, panelled radiator.

## Extended Through Lounge

25'3" x 9'6" (7.70 x 2.90)

Attractive brick fireplace, gas fire, panelled radiator, exposed timber floor, upvc double glazed patio doors.

## Extended Dining Room

17'8" x 9'8" (5.39 x 2.97)

Hole in the wall fireplace, wood burning stove, exposed timber floor, panelled radiator.

## Extended Kitchen

13'1" x 8'6" (4.01 x 2.61)

Single drainer stainless steel sink unit, extensive range of high and low level units, cooker space, stainless steel canopy extractor fan, under fridge space, plumbed for washing machine, plumbed for dishwasher, breakfast bar, panelled radiator,

tall larder, tall broom cupboard, panelled radiator.

## Rear Lobby

Understairs storage.

## First Floor

Landing, access to roof space.

## Bathroom

Modern white suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, chrome radiator, fully tiled walls, wooden floor, concealed gas boiler.

## Bedroom

11'0" x 10'0" (3.37 x 3.07)

Extensive range of built-in mirrored slider robes, wood laminate floor, panelled radiator.

## Bedroom

12'3" x 9'4" (3.75 x 2.87)

Panelled radiator, wood laminate floor, built-in mirror slider robes.

## Bedroom

9'5" x 7'0" (2.88 x 2.15)

Built-in mirror slider robes, wood laminate floor, panelled radiator.

## Roof Space

14'8" x 12'2" (4.49 x 3.73)

Dormer window, velux rooflight, panelled radiator, exposed timber floor, tongue and groove panelled walls and ceiling, undereaves storage.

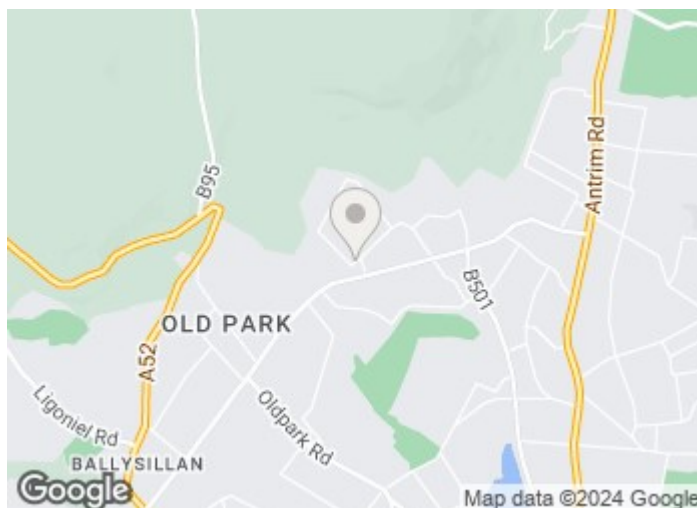
## Garage

17'8" x 9'10" (5.40 x 3.02)

Up and over door, light and power.

## Outside

Extensive gardens front and rear in lawn, shrubs and flowerbeds, deck to rear, patio area, outside tap.



## Directions

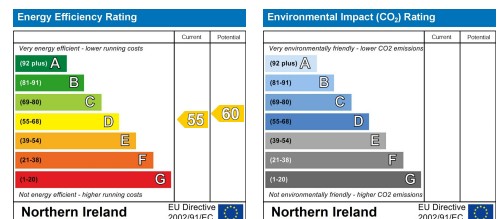






# Floor Plan

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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