

3 Lowwood Park , Belfast, BT15 4BB

**Offers In The Region Of
£194,950**

A Handsome Period Residence Extensively Modernised And Extended Creating A Stunning Family Home Holding An Excellent Site

Holding a prime position within this highly admired residential location this superb split level extended semi detached residence will not fail to impress. The richly appointed interior comprises 3 bedrooms, through lounge into bay, superb fully integrated extended fitted kitchen incorporating eye level oven plus an oven/microwave, gas hob, integrated fridge/freezer and dishwasher with dining area off and exterior door to feature balcony overlooking mature rear garden and white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, basement study/den with furnished cloakroom and has been maintained to the highest standard throughout but retains period detail to include round braided silver silk flex to interior lights. Magnificent gardens with mature hedging, shrubs, trees and flowerbeds plus patio areas combine with the perfect location to make this a home which must to be viewed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	B		
(81-91)	C	72	72
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

3 Lowwood Park

, Belfast, BT15 4BB



- Double Extended Luxury Semi Detached Villa
- Fabulous Balcony Overlooking Garden
- Upvc Double Glazed Windows
- Fabulous Mature Gardens
- 3 Bedrooms Through Lounge
- Classic White Bathroom
- Basement Room With Furnished Cloakroom
- Extended Integrated Kitchen With Dining
- Gas Central Heating
- Many Extras Highest Presentation

Entrance Hall

Glazed entrance door, exposed timber floor, understairs storage.

Through Lounge into Bay

22'8" x 11'0" (6.92 x 3.37)

Attractive working fire with slate fireplace & tiled inset, feature radiator, carpeted lounge.

Inner Lobby

Shelving.

Extended Kitchen

15'2" x 10'9" (4.63 x 3.30)

Bowl and a half single drainer ceramic sink unit, extensive range of high and low level units, formica worktops, built-in high level oven, plus oven/microwave combi, gas hob, extractor fan, integrated fridge/freezer, integrated dishwasher, tall larder, under floor heating, ceramic tiled floor.

Dining Area

Feature radiator, velux roof light, double

glazed rear door leading to balcony with views over mature garden

Balcony

Study/Den

15'8" x 11'2" (4.80 x 3.41)

Recessed lighting, plumbed for washing machine, ceramic tiled floor, underfloor heating.

Storage

Gas boiler.

Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor

First Floor

Landing, exposed timber floor, built-in storage.

Bathroom

Classic white suite comprising panelled

bath, telephone hand shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, recessed lighting, panelled radiator.

Bedroom

9'11" x 9'7" (3.04 x 2.93)

Panelled radiator.

Bedroom into Bay

13'3" x 11'1" (4.04 x 3.39)

Exposed timber floor, panelled radiator.

Bedroom

6'5" x 6'2" (1.98 x 1.88)

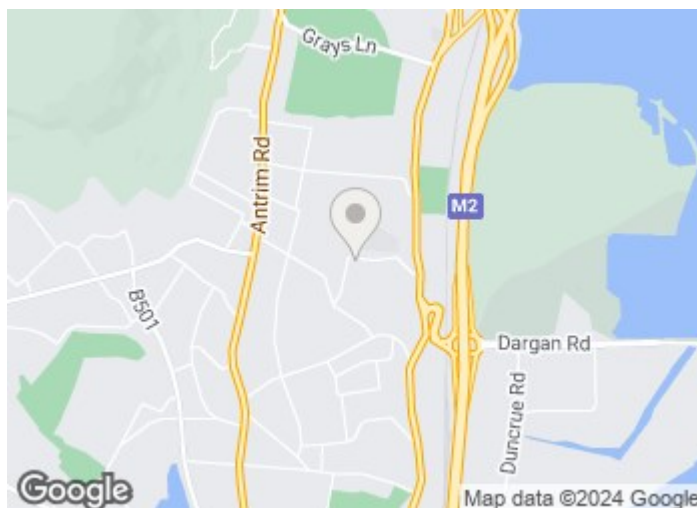
Exposed timber floor, panelled radiator.

Roof Space

Insulated Attic.

Out Side

Mature gardens front and extensive rear in lawns, shrubs and flower beds with mature trees and hedging, patio areas, outside light and tap, driveway with off street carparking.



Directions



Floor Plan

3, Lowwood Park, BELFAST, BT15 4BB



Total Area: 93.8 m² ... 1010 ft² (excluding storage)
 All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% A		Very environmentally friendly - lower CO ₂ emissions 92-91% A	
91-81% B		81-91% B	
80-69% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72	72		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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