



14 Willesden Park, Belfast, BT9 5GX

Price Guide £299,950

This well presented semi-detached home is located in the ever popular Stranmillis area of South Belfast. The accommodation is bright and spacious and comprises lounge open plan to dining room, modern kitchen, utility & study, three bedrooms, contemporary bathroom suite & floored attic. Externally there is a south facing rear garden and driveway providing ample off street parking. Gas fired central heating and PVC double glazing are also in place. Within walking distance to Stranmillis boat club, the Lagan tow path & Stranmillis village, the location of this home is second to none and will appeal to a range of buyers.

- Well Presented Semi Detached Home
- Spacious Lounge Open Plan To Dining Room
- Ground Floor Study
- Floored Roof Space
- Enclosed South Facing Rear Garden With Paved Patio, Driveway
- Three Bedrooms
- Contemporary Fitted Kitchen & Utility
- Modern Bathroom Suite
- Gas Fired Central Heating / PVC Double Glazing
- Within Walking Distance To Stranmillis Primary School, Lagan Tow Path & The Shops & Cafes Of Stranmillis Village

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		67	73
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood glass panelled front door.

RECEPTION HALL



Laminate wood floor, recessed spot lighting.

LOUNGE / DINING 22'11" x 10'9" (7.0 x 3.3)



Laminate wood floor, feature wall mounted gas fire, recessed spot lighting.



KITCHEN 10'5" x 9'10" (3.2 x 3.0)



Range of high and low level units, 1.5 single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge / freezer, recessed spot lighting, ceramic tiled floor, part tiled walls.



UTILITY 6'6" x 2'7" (2.0 x 0.8)

Plumbed for washing machine, ceramic tiled floor. Gas fired boiler.

STUDY 6'10" x 3'11" (2.1 x 1.2)



Ceramic tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE 9'10" x 9'2" (3.0 x 2.8)



BEDROOM TWO 9'10" x 9'2" (3.0 x 2.8)



BEDROOM THREE 6'2" x 5'6" (1.9 x 1.7)



BATHROOM



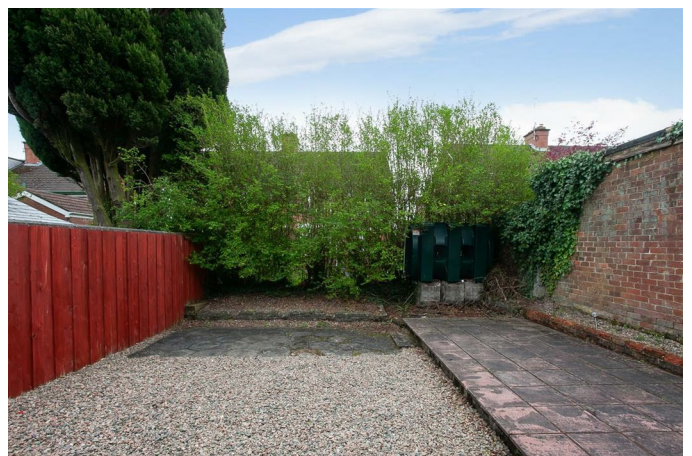
White suite comprising panel bath with rainfall shower over, pedestal wash hand basin, low flush W.C, part tiled walls, ceramic tiled floor, recessed spot lighting, chrome wall mounted radiator.

FLOORED ATTIC



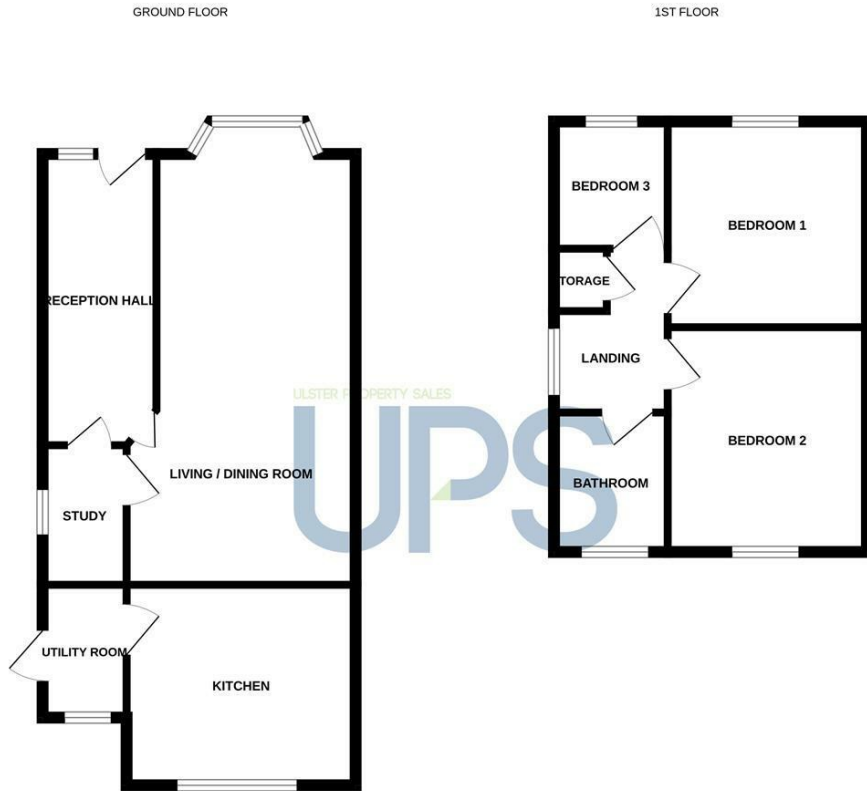
Velux window, storage into eaves.

OUTSIDE



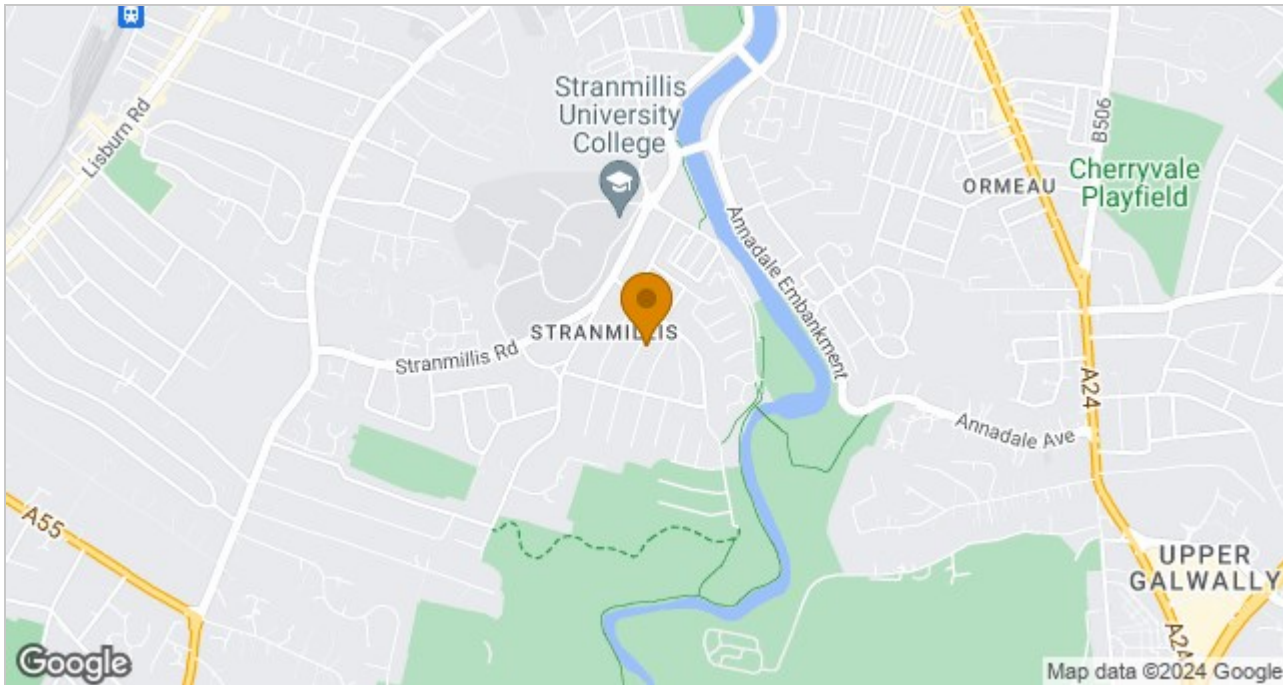
Enclosed south facing rear garden with paved patio. Driveway.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Area Map



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