

17 Coombehill Park , Belfast, BT14 6PH

£109,950

Double Extended Luxuriously Appointed Semi Detached Villa

Holding a superb site within this ever popular residential development suitable for old and young alike this beautifully maintained and presented extended semi detached villa will have immediate appeal. The modern interior comprises 2 bedrooms, extended lounge into bay, extended kitchen incorporating built-in oven and hob with dining area and classic white bathroom suite. The dwelling further offers wood laminate flooring, uPvc double glazed windows and exterior doors, oil fired central heating and has been maintained to a good standard over the years with wiring improvements and re-plastering in recent times. Hard landscaped gardens with timber shed combines with a most convenient location to make this a home not to be missed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
Northern Ireland		EU Directive 2002/91/EC	

17 Coombehill Park

, Belfast, BT14 6PH



- Double Extended Semi Detached Villa
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- 2 Bedroom Extended Lounge
- Oil Fired Central Heating
- Highly Regarded Location
- Extended Kitchen with Dining Area
- Classic White Bathroom

Entrance Hall

UPvc double glazed entrance door, ceramic tiled floor.

Lounge into Bay

14'2" x 13'6" (4.33 x 4.14)

Wood laminate floor, 2 panelled radiators.

Extended Kitchen

13'0" x 12'3" (3.98 x 3.75)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in high level oven, microwave housing, stainless steel canopy extractor fan, plumbed for washing machine, under stairs

storage, fridge/freezer space, hot press/copper cylinder, partly tiled walls, wood laminate floor, recessed lighting, uPvc double glazed rear door.

Dining Area into Bay

Panelled radiators

First Floor

Landing panelled radiator.

Bedroom

13'3" x 9'1" (4.05 x 2.77)

Panelled radiator, built-in open cupboards shelving

Bedroom

11'4" x 7'0" (3.46 x 2.14)

Panelled radiator, built-in

cupboard.

Bathroom

Classic white suite comprising shower cubicle, electric shower, vanity unit, low flush wc, fully tiled walls, panelled radiator, recessed lighting.

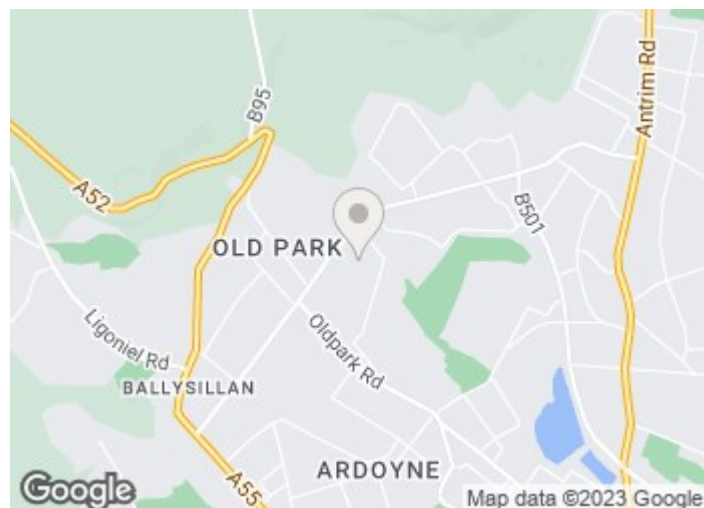
Outside

Hard landscaped gardens front and rear in patio and stone chip, oil tank outside light and tap.

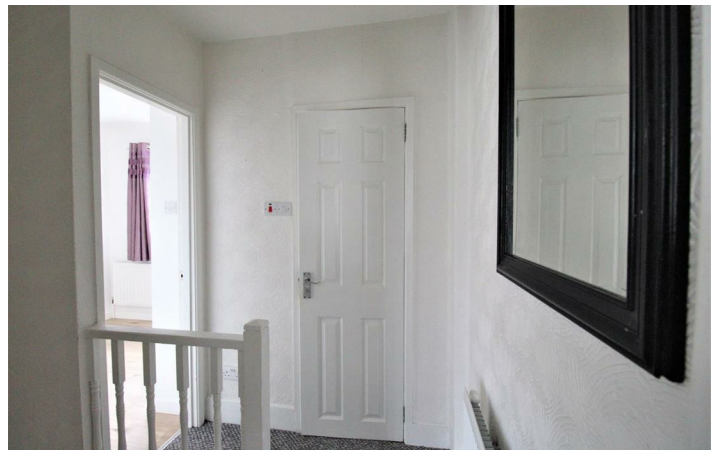
Garden Shed

14'0" x 8'11" (4.28 x 2.74)

Light and power, oil fired central heating boiler.



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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