



21 Buttermilk Loney , Belfast, BT14 8HG

Asking Price £139,950

Modern Semi-Detached Villa Requiring Comprehensive Cosmetic Improvements.

Affording a prime position in this popular development this attractive semi detached villa requires extensive maintenance works and cosmetic improvements to maximise the fantastic modern built accommodation. The modern interior comprises 3 bedrooms, spacious lounge, dining room with double doors to the rear, fitted kitchen incorporating built-in oven and hob and modern white family bathroom. The dwelling further offers gas central heating, uPvc double glazed windows and doors, pvc fascia and eaves and private rear gardens.

Driveway parking and far reaching views combines with the obvious potential to make this the perfect family home - Internal viewing strongly recommended. EPC - C.

Public Notice-21 Buttermilk Loney, Belfast, BT14 8HG. We are acting in the sale of the above property and have received an offer of £130,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(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	

21 Buttermilk Loney

, Belfast, BT14 8HG



- Modern Semi-Detached Villa
- Fitted Kitchen
- Gas Central Heating
- Superb Potential
- 3 Bedrooms 2 Reception Rooms
- Modern White Bathroom
- Private Gardens
- EPC - C
- uPvc Double Glazed Windows
- Requiring Comprehensive Maintenance & Cosmetic Improvements

Entrance Hall

uPvc front door, Lvf flooring, double panelled radiator, external light.

Under Stairs Storage

Concealed gas boiler, electrical consumer unit,

Lounge

16'7" x 14'9" (5.08 x 4.50)

Laminate wood flooring, recessed lighting, double panelled radiator.

Open plan to

Dining Room

11'6" x 9'6" (3.53 x 2.90)

Laminate wooden floor, recessed

lighting, panelled radiator with cover, uPvc patio style doors.

Kitchen

15'3" x 12'8" (4.67 x 3.88)

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and 5 ring gas hob, stainless steel extractor fan, tiled splash back, plumbed for washing machine, fridge/freezer space, ceramic tiled floor, laminate wooden floor, panelled radiator uPvc rear door.

First Floor

Landing.

Bedroom 1

10'2" x 9'5" widest (3.10 x 2.89 widest)

Panelled radiator.

Bedroom 2

12'6" x 11'1" (3.83 x 3.40)

Panelled radiator.

Bedroom 3

12'4" x 11'4" (3.78 x 3.46)

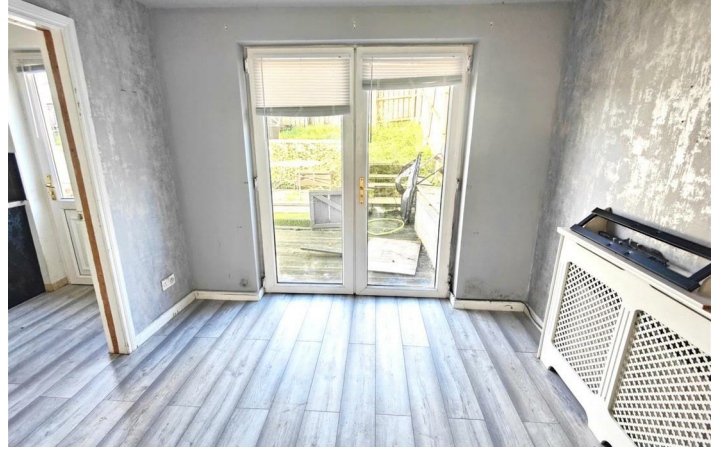
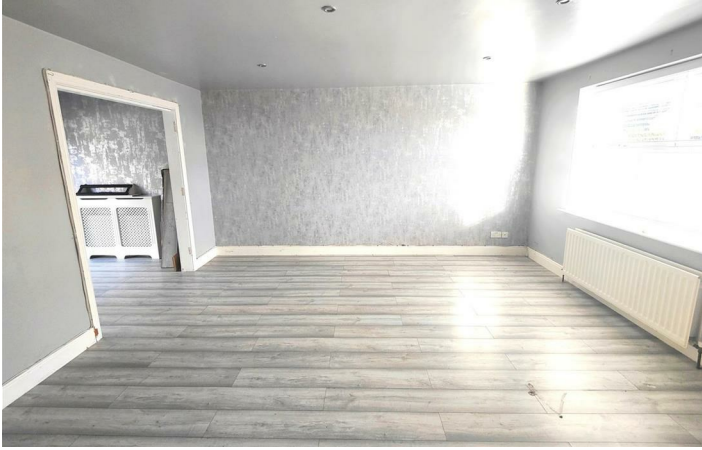
Panelled radiator.

Outside

Landscaped gardens front and rear, feature decking (damaged), patio, vertical panel fencing, outside tap, tarmac driveway.

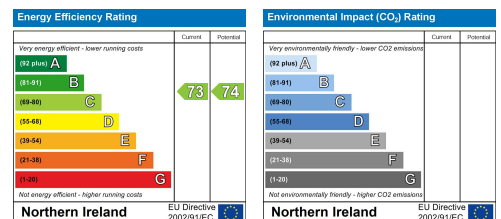


Directions



Floor Plan

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