



95 Kilcoole Park , Belfast, BT14 8LE

Offers Around £155,000

A Charming Red Brick Semi Detached Villa Affording Panoramic City Views Within This Most Popular Residential Location

A fabulous opportunity to purchase an attractive red brick semi detached villa holding a superb site, affording panoramic city views within this most sought after residential location. The richly appointed interior comprises 3 bedrooms, lounge, superb fitted kitchen incorporating double oven and ceramic hob integrated fridge and washing machine with dining area and modern white bathroom suite. The dwelling further offers, upvc double glazed windows, En suite wc to principal bedroom, pvc fascia and eaves, replacement rain water goods, gas fired central heating and has been maintained to an excellent standard over the years. Ideally suited to the first time buyer or young married couple the property further benefits from a detached garage and excellent gardens, with far reaching views towards Belfast city.

Immediate inspection strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

95 Kilcoole Park

, Belfast, BT14 8LE



- Charming Red Brick Semi Detached Villa
- Superb Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedroom En Suite To Master Bedroom
- Bathroom In White Suite
- Affording Panoramic City Views
- Lounge
- Gas Fired Central Heating

Entrance Hall

Upvc double glazed entrance door, panelled radiator

Lounge

14'6" x 10'3" (4.42 x 3.13)
Panelled radiator.

Inner Lobby

Under stairs cloaks, wall mounted gas boiler, hot press.

Kitchen

10'7" x 8'7" (3.24 x 2.64)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica work tops, double oven, ceramic hob, stainless steel canopy extractor fan, integrated under fridge, tall larder, integrated washing machine, integrated dish washer, partly tiled walls. Dining area, panelled radiator.

Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

Rear Porch

Upvc double glazed rear door, panelled radiator. pvc ceiling.

First Floor

Landing

Bedroom

12'9" x 10'6" (3.89 x 3.22)
Range of built-in robes, panelled radiator

En-suite

White suite comprising wash hand basin, low flush wc. panelled radiator.

Bedroom

10'7" x 8'4" (3.24 x 2.56)
Panelled radiator.

Bedroom

9'4" x 7'7" (2.86 x 2.33)
Panelled radiator.

Roofspace

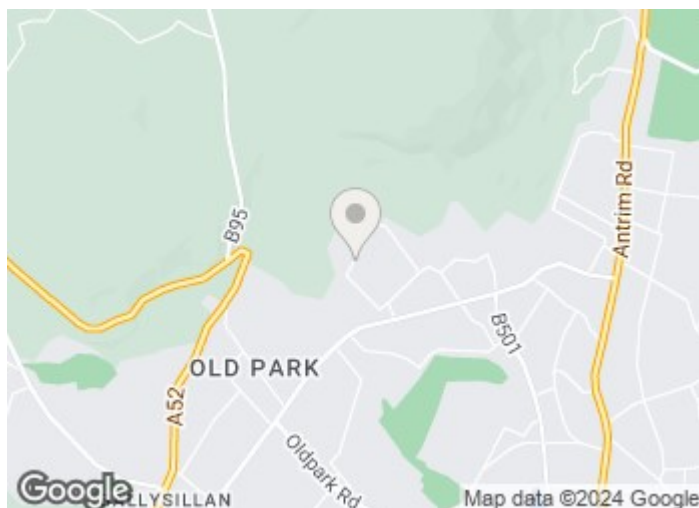
Slingsby type ladder, floored and sheeted, velux roof light.

Detached Garage

21'4" x 7'7" (6.52 x 2.33)
Up and over door light and power.

Outside

Gardens front and extensive rear in lawns shrubs and flower beds, outside light and tap.
Driveway



Directions



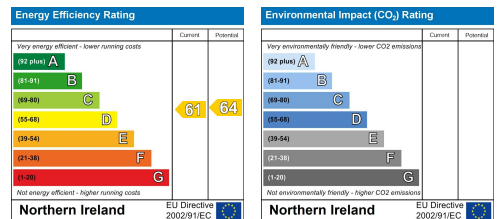
Floor Plan

95, Kilcoole Park, BELFAST, BT14 8LE



Total Area: 73.9 m² ... 796 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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