



2 Highcliff Gardens , Belfast, BT13 3RA

Offers Over £95,000

Unique Opportunity To Purchase A Semi Detached Villa With Private Gardens, Garage & Delightful Open Outlook To Black Mountain

Holding a prime position just off the ever popular Ballygomartin Road this semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, through lounge, modern fitted kitchen with excellent range of units and white bathroom suite. The dwelling further offers modern downstairs furnished cloakroom, gas fired central heating, double glazed windows in hardwood frames and and has been well maintained and updated over the years by the only owner since construction. Externally the private gardens, driveway parking and detached garage add to the obvious appeal.

While requiring cosmetic improvements this is a superbly maintained blank canvas for the family buyer, to put their own stamp, on this much loved family home - Early Viewing is highly recommended.

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	45	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

2 Highcliff Gardens

, Belfast, BT13 3RA



- Semi Detached Villa With Private Gardens & Garage
- White Bathroom Suite
- Double Glazed Windows In Hardwood Frames
- 3 Bedrooms, Through Lounge
- Downstairs Furnished Cloakroom
- Private Rear Gardens
- Modern Fitted Kitchen
- Gas Central Heating
- Detached Garage

Open Entrance Porch

Double glazed hardwood entrance door.

Entrance Hall

Double panelled radiator, built-in storage.

Furnished Cloakroom

White suite comprising low flush WC, vanity unit, tiled splashback.

Storage

7'8" x 5'3" (2.36 x 1.62)

Kitchen

14'7" x 9'4" at widest (4.46 x 2.85 at widest)

Stainless steel sink unit with mixer, excellent range of high and low level units, formica worktops, free

standing cooker, integrated extractor, fridge freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled flooring, panelled radiator, built-in storage, concealed gas boiler, hardwood door to rear.

First Floor

Landing, access to roofspace.

Bathroom

White suite comprising panelled bath, wash hand basin, partially tiled walls.

Bedroom

14'5" x 9'7" at widest (4.40 x 2.94 at widest)

Panelled radiator, picture rail, built-in storage.

Bedroom

9'8" x 8'1" (2.96 x 2.47)

Panelled radiator, picture rail.

Bedroom

14'6" x 7'10" (4.42 x 2.40)

Panelled radiator, picture rail.

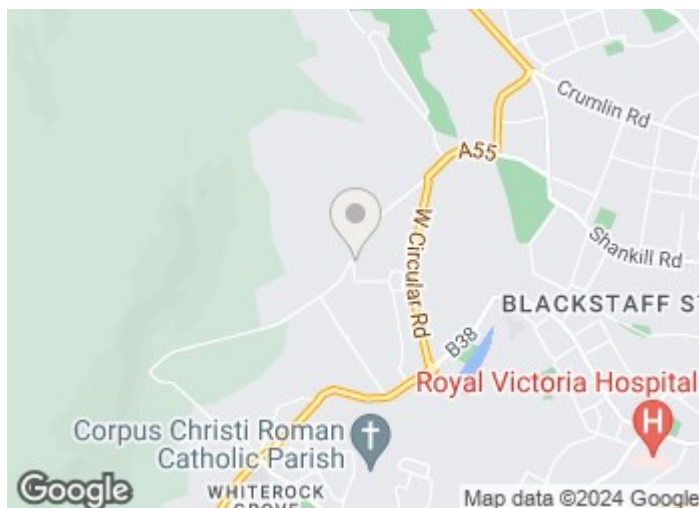
Detached Garage

16'4" x 11'10" (5.00 x 3.61)

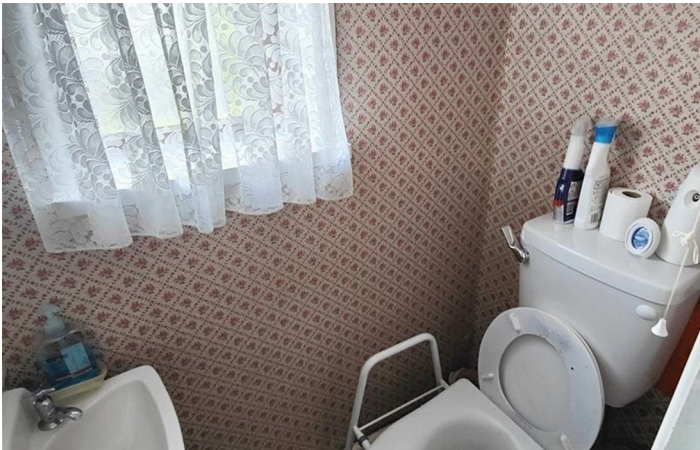
Stable style doors, inspection pit.

Outside

Landscaped front garden in paved paths, mature lawn, vertical panel fencing. Concrete driveway parking. Rear garden in raised patio, mature lawns, vertical panel fencing.



Directions



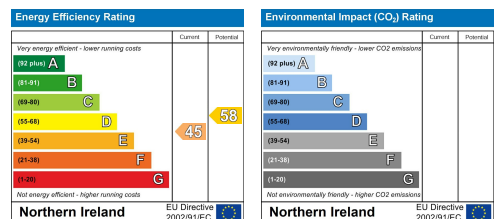
Floor Plan

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Total Area: 73.5 m² ... 791 ft² (excluding garage)
All measurements are approximate and for display purposes only

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