

## 282 Cliftonville Road , Belfast, BT14 6LE

**Asking Price £149,950**

Extended Semi Detached Villa Within Walking Distance Of The City.

Public Notice. 282 Cliftonville Road, Belfast, BT14 6LE. We are acting in the sale of the above property and have received an offer of £ 163,500. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating -43. A fabulous opportunity to purchase an extended semi detached villa holding a prime position within this most sought after residential location. The spacious interior comprises 3 bedrooms, lounge into bay, living room, extended modern fitted kitchen incorporating built-in oven and ceramic hob and fully tiled modern white bathroom suite with separate wc. The dwelling further offers upvc double glazed windows and exterior doors, oil fired central heating, upvc fascia and eaves, downstairs shower room and required modernisation works. Enclosed forecourt with driveway parking and paved patio to rear combines with this most convenient location with the City Centre, new University and the Cathedral Quarter a simple commute makes this the perfect home or investment opportunity - Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	65
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 282 Cliftonville Road

, Belfast, BT14 6LE



- Extended Semi Detached Villa
- 3 Bedrooms, 2 Reception Rooms
- Extended Modern Fitted Kitchen
- Modern Bathroom Suite With Separate WC
- Oil Fired Central Heating
- uPvc Double Glazed Windows
- Downstairs Shower Room
- Enclosed Rear Garden
- Most Convenient Location

## Entrance Hall

uPvc entrance door, under stairs storage, wood laminate floor, double panelled radiator.

## Lounge Into Bay

13'9" x 12'6" (4.21 x 3.83)

Faux fireplace, wooden mantle, cornice ceiling, wood laminate floor, double panelled radiator x2.

## Living Room

12'6" x 11'4" (3.82 x 3.47)

Pvc patio doors to rear, wood laminate floor, double panelled radiator.

## Extended Kitchen

16'5" x 9'9" (5.02 x 2.99)

Single stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under oven, 4 ring gas hob, integrated extractor fan, fridge/freezer space, radiator. plumbed for washing machine, partly tiled walls, storage cupboard, double panelled radiator.

## Downstairs Shower Room

Modern white bathroom suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, partly pvc walls, pvc ceiling, ceramic tiled floor, extractor fan, recessed lighting, panelled radiator.

## First Floor

Landing, access to roofspace, panelled radiator.

## Bathroom

Modern white bathroom suite comprising panelled bath, thermostatically controlled shower, shower screen, pedestal wash hand basin, featured radiator, fully tiled walls, pvc ceiling, recessed lighting.

## Separate WC

Low flush wc, fully tiled walls, panelled

## Bedroom

10'8" x 7'7" (3.26 x 2.32)

Hot-press, panelled radiator.

## Bedroom

13'9" x 11'10" (into bay) (4.20 x 3.61 (into bay))

Double panelled radiator, panelled radiator.

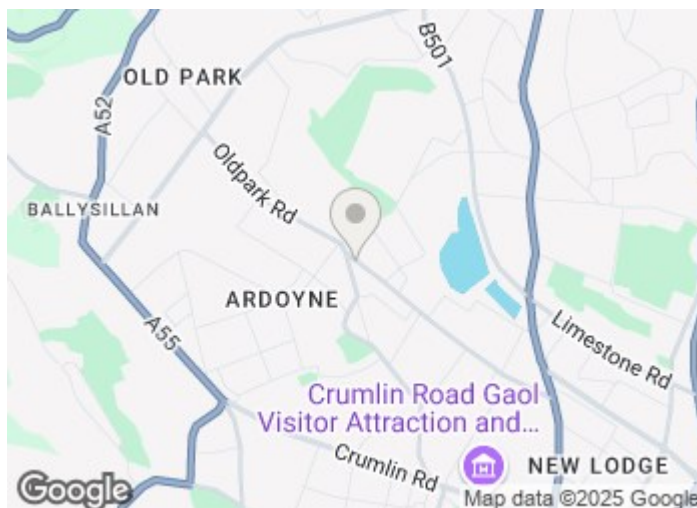
## Bedroom

11'5" x 10'9" (3.48 x 3.30)

Panelled radiator.

## Outside

Enclosed forecourt with driveway parking. Rear patio, boiler house, pvc oil tank, vertical panelled fencing.



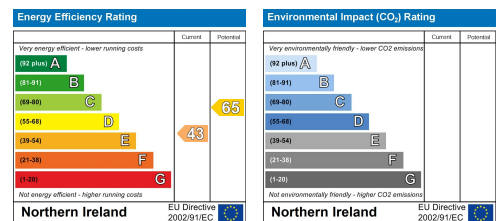
## Directions





# 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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