

7 Westland Drive , Belfast, BT14 6NG

Offers Over £125,000

Attention Cash Buyers - Impressive 3 Bedroom Extended Red Brick Semi Detached Villa With Private South Facing Rear Gardens.

A fabulous opportunity to acquire an impressive extended red brick period semi detached villa superbly positioned within walking distance of the Cavehill Road and Cliftonville Golf Club. The spacious interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen and bathroom in classic suite. The dwelling further offers excellent storage, gas central heating and is ideal for those seeking a project or the canny investor looking to maximise the obvious potential. The dwelling retains the ambience and period features of a bygone era, while this most convenient location offers leading schools, public parks and excellent local shopping within a short stroll and the new University and City Centre minutes away. Externally the south facing private rear gardens offer a superb space for the family to enjoy.

Cash Offers Only - Immediate inspection 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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, Belfast, BT14 6NG



- Extended 3 Bedroom Red Brick Semi Detached Villa
- Fitted Kitchen
- Gas Central Heating
- Cash Offers Only
- Private South Facing Gardens
- Classic Bathroom Suite
- Extensive Private Rear Gardens
- 3 Bedrooms 2 Reception Rooms
- Single Glazed Windows
- Requires Comprehensive Refurbishment

Entrance Hall

Hardwood entrance door, double panelled radiator.

Lounge

11'6" x 14'0" (3.51 x 4.28)

Attractive fireplace, panelled radiator.

Living Room

11'6" x 11'1" (3.52 x 3.38)

Tiled fireplace, picture rail, panelled radiator.

Rear Lobby

8'0" x 6'1" (2.46 x 1.87)

Wall mounted boiler.

Kitchen

11'7" x 8'11" (3.54 x 2.73)

Single drainer stainless steel sink unit, range of high and low level units, cooker space, fridge freezer space, Lvf flooring, hardwood door to rear, double panelled radiator.

First Floor

Landing, access to roofspace.

Bathroom

Fully tiled classic coloured bathroom suite comprising panelled bath, pedestal wash hand basin, low flush WC, Lvf flooring, paneled radiator.

Bedroom

11'9" x 10'9" (3.60 x 3.34)

Panelled radiator.

Bedroom

13'5" x 11'5" into bay (4.10 x 3.50 into bay)

Double panelled radiator.

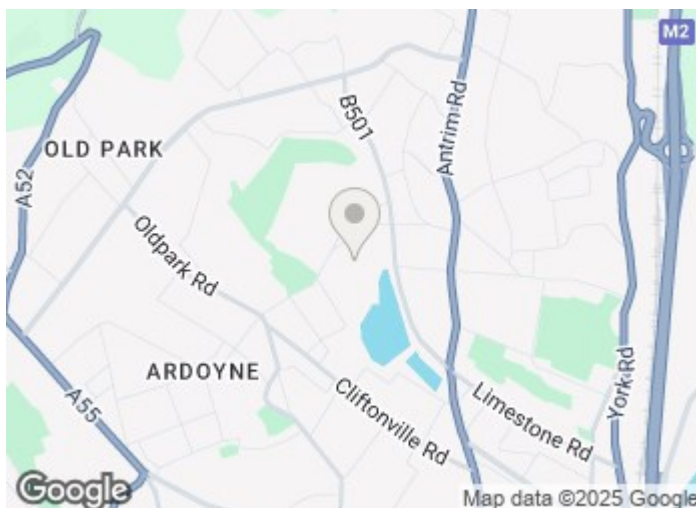
Bedroom

8'2" x 7'8" (2.51 x 2.35)

Panelled radiator.

Outside

Off street parking. Extensive mature rear gardens in lawn, mature hedging and trees.



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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