



ULSTER PROPERTY SALES

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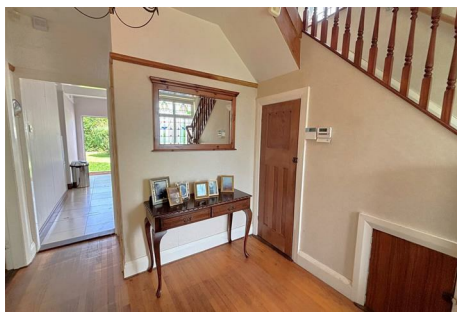
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



23 Cooldarragh Park , Belfast, BT14 6TH

Offers Over £359,950

A Magnificent Family Home Situated Within One Of North Belfast's Most Admired Addresses

Nestling at the foot of Belfast's iconic Cavehill this handsome period detached residence has been extended to create the perfect family sized accommodation. Holding a prime site close to one of North Belfast's prestigious Parks the property is minutes walk from leading schools, public transport with the City and Belfast's New University only minutes away. The spacious interior comprises spacious entrance hall, 4 bedrooms, 2+ reception rooms with family dining next to the extended fitted kitchen and excellent family bathroom with separate Wc. A downstairs furnished cloakroom combines with uPvc double glazed windows, gas central heating and has benefitted from roofing and wiring improvements in past years to make this the perfect family home. A detached garage and private gardens add the finishing touches to a home which warrants your immediate attention.

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

23 Cooldarragh Park

, Belfast, BT14 6TH



- Handsome Extended Detached Residence
- Highly Regarded Residential Location
- 4 Bedrooms 2 plus Reception Rooms
- Extended Fitted Kitchen With Dining Area
- Bathroom In White Suite With Separate Wc
- Downstairs Furnished Cloakroom
- Gas Central Heating
- Upvc Double Glazed Windows
- Detached Garage
- Private Gardens

Enclosed Entrance Porch

Mahogany entrance door, terrazzo floor.

Entrance Hall

Vestibule door, storage cupboard, wood strip floor, under stairs cloaks, panelled radiator.

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, ceramic tiled floor.

Lounge into Bay

18'2" x 12'7" (5.56 x 3.84)

Leaded Light windows, attractive hardwood fireplace with marble inset, panelled radiator.

Livingroom

13'7" x 11'5" (4.16 x 3.49)

Attractive hardwood fireplace, tiled inset, wood laminate floor, panelled radiator.

Kitchen

17'2" x 11'3" (5.24 x 3.45)

Single drainer stainless steel sink unit, extensive range of high and low level units,

formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing machine, tumble dryer, fridge/freezer space, splash back, hard wood rear door.

Dining Area

Ceramic tiled floor, panelled radiator, wall mounted gas boiler

First Floor

Landing, leaded light windows, panelled radiator.

Bedroom

11'4" x 8'8" (3.46 x 2.66)

Panelled radiator.

Bedroom

13'11" x 12'10" (4.25 x 3.93)

Panelled radiator, cornice ceiling, picture rail.

Bedroom

12'9" x 11'1" (3.89 x 3.38)

Panelled radiator, cast iron fireplace.

Bedroom

11'2" x 10'5" (3.41 x 3.19)

Panelled radiator

Bathroom

White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, 1/2 tiled walls, panelled radiator.

Separate WC

Matching low flush wc.

Outside

Mature gardens front and rear in lawn, shrubs and flowerbeds, outside light and tap.

Detached Garage

21'2" x 10'11" (6.46 x 3.33)

Up and over door.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

