

## 10 Alexandra Gardens , Belfast, BT15 3LJ

**Offers Around £329,950**

A Superb Red Brick Extended Detached Villa Holding A Prime Mature Site Within This Highly Regarded Residential Location.

A superb extended detached villa holding a prime position within this highly desirable residential location. The richly appointed interior comprises 4 bedrooms, 2+ reception rooms, modern fitted kitchen with dining and contemporary white bathroom suite complete with walk-in shower. The dwelling further offers uPvc double glazed windows, downstairs furnished cloakroom, oil fired central heating and extensive use of quality wood laminate and ceramic floor coverings. An attached garage, ample driveway parking and private rear garden with patio area combines with the most sought after location with leading schools, public transport and excellent local shopping all within easy walking distance with easy access to the City making this a home worthy of 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	30	
(1-20)	G		59
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 10 Alexandra Gardens

, Belfast, BT15 3LJ



- Superb Red Brick Extended Detached Villa
- Modern Bathroom Suite
- Ample Driveway Parking
- Highly Regarded Residential Location
- 4 Bedrooms 2 + Reception Rooms
- Upvc Double Glazed Windows
- Detached Garage
- Modern Fitted Kitchen With Dining
- Oil Fired Central Heating
- Private Mature Gardens

## Entrance Hall

3/4 Panelled walls, double panelled radiator, understairs storage.

## Furnished Cloakroom

Modern white suite comprising low flush wc, wood laminate floor.

## Lounge

18'2" x 12'0" into bay (5.54 x 3.67 into bay)  
Attractive fireplace, panelled radiator x 3, double panelled radiator.

## Living Room

16'6" x 12'8" (5.05 x 3.88)  
Attractive fireplace, wood laminate floor, double panelled radiator, pvc door to rear.

## Kitchen

18'0" x 10'9" (5.5 x 3.29)  
Single drainer stainless steel sink unit, extensive range of high and low level

units, formica worktops, free standing cooker, integrated extractor, plumbed for dishwasher, fridge/freezer space, partly tiled walls, ceramic tiled floor, double panelled radiator, hardwood door to rear.

## First Floor

Leaded light, access to roof space.

## Bathroom

Fully tiled white suite comprising walk-in shower, drench style electric shower, pedestal wash hand basin, low flush wc, built-in hotpress storage, ceramic tiled floor, pine tongue and groove ceiling, recessed lighting, chrome radiator.

## Bedroom

10'0" x 9'11" (3.07 x 3.04)  
Wood laminate floor, panelled radiator.

## Bedroom

17'11" x 12'3" into bay (5.47 x 3.75 into bay)  
Built-in robes, wood laminate floor, double panelled radiator.

## Bedroom

16'2" x 12'11" (4.95 x 3.96)  
Built-in robes, double panelled radiator.

## Bedroom

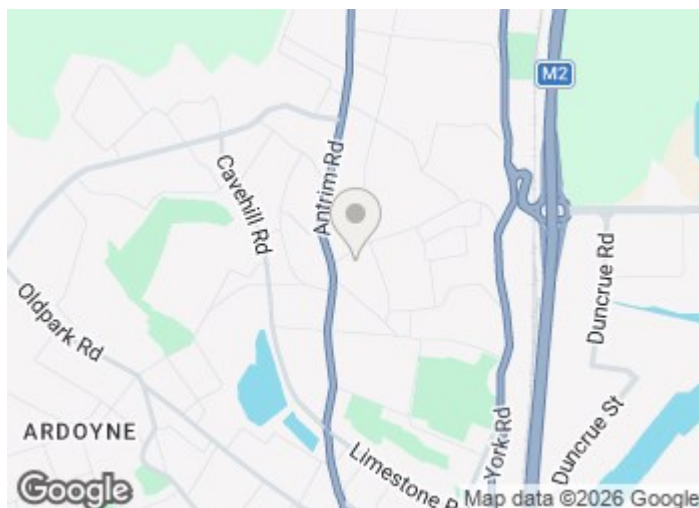
10'0" x 8'5" (3.05 x 2.57)  
Panelled radiator.

## Attached Garage

16'9" x 8'4" (5.11 x 2.56)  
Roller shutter door.

## Outside

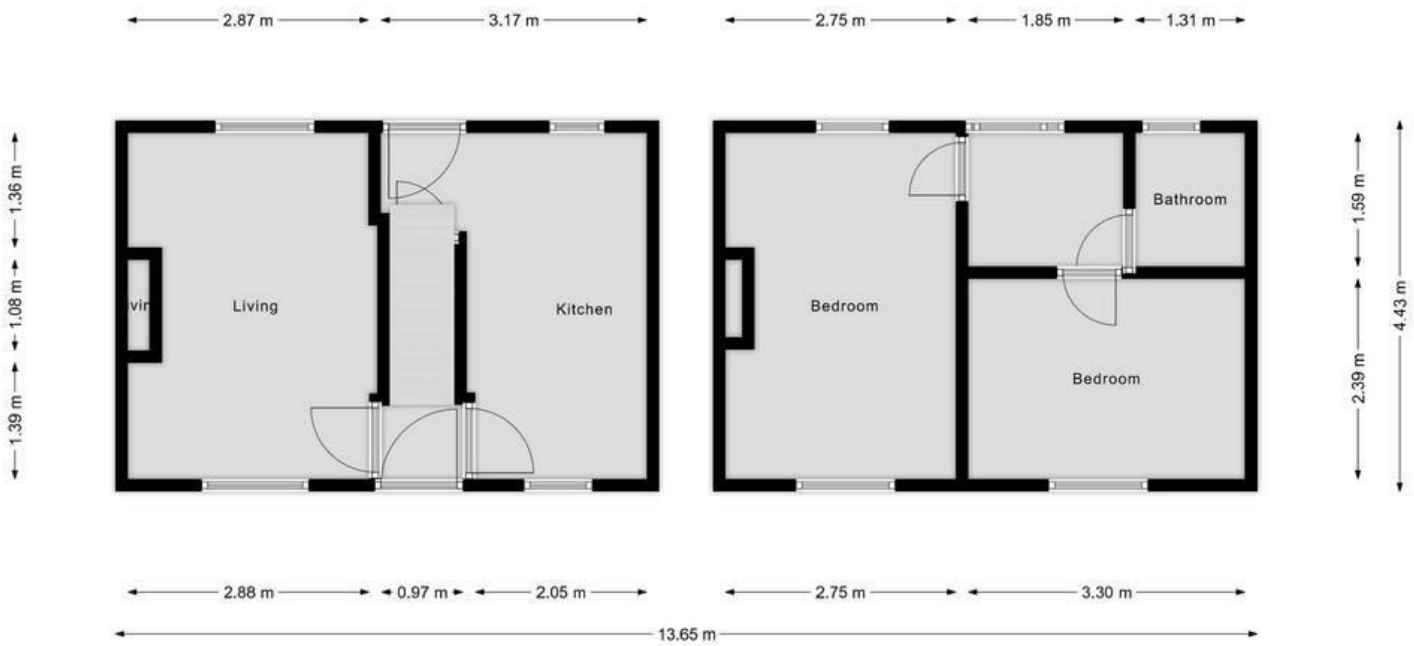
Mature gardens to front in lawn, and shrubs. Ample driveway parking. Private rear in lawns, patio, shrubs mature hedging and trees, outside light and tap, oil tank.



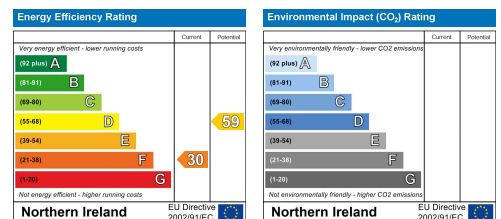
## Directions



# Floor Plan



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