



21 Abbeydale Parade , Belfast, BT14 7HJ

Offers Over £239,950

Magnificent Red Brick Detached Family Home Within This Most Sought After Residential Location!

Holding a prime position within this most sought after location with extensive private gardens to rear, this red brick detached family home will have immediate appeal. The property has been carefully maintained over the years and is perfect for those wishing to create a spacious modern home. The interior comprises 3 bedrooms, spacious through lounge into bay, fitted kitchen and fully tiled ivory bathroom suite. The dwelling further offers oil fired central heating, partially uPvc double glazed windows to the front and hardwood single glazed to rear, downstairs furnished cloakroom and detached garage. Private gardens front and rear and a most convenient location combine with fabulous opportunity to make this a home not to be missed - 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

21 Abbeydale Parade

, Belfast, BT14 7HJ



- Magnificent Red Brick Detached Family Home
- Fitted Kitchen
- Partially Upvc Double Glazed Windows
- Most Sought After Residential Location
- 3 Bedrooms
- Classic Ivory Bathroom Suite
- Furnished Cloakroom
- Spacious Lounge Into Bay
- Oil Fired Central Heating
- Detached Garage

Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

Lounge Into Bay

23'10" x 10'4" (7.27 x 3.16)

Antique brick fireplace, double panelled radiator, panelled radiator.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, pvc panelled walls & ceiling, recessed lighting, understairs storage.

Kitchen

14'4" x 8'0" (4.37 x 2.46)

Single drainer stainless steel sink

unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, partly tiled walls, panelled radiator, uPvc rear door.

First Floor

Landing, panelled radiator, airing cupboard.

Bathroom

Classic Ivory bathroom suite with chrome fitments comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, panelled radiator, fully tiled walls, built-in storage, hot-press/coppery cylinder.

Bedroom

10'3" x 10'10" (3.14 x 3.31)
Panelled radiator.

Bedroom

13'1" x 10'2" (4.01 x 3.12)

Into bay, panelled radiator.

Bedroom

7'10" x 8'1" (2.41 x 2.48)

Panelled radiator.

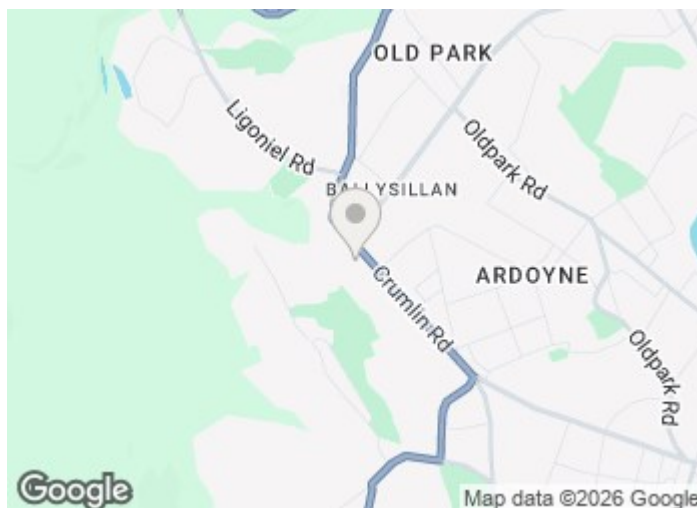
Detached Garage

18'3" x 8'11" (5.58 x 2.74)

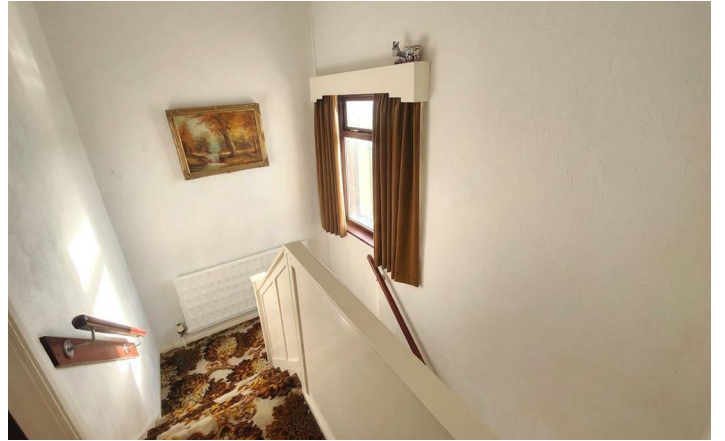
Up & over door, oil boiler.

Outside

Front and extensive rear in lawn, shrubs and flowerbeds, apple trees, driveway.



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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