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NETWORK STRENGTH – LOCAL KNOWLEDGE

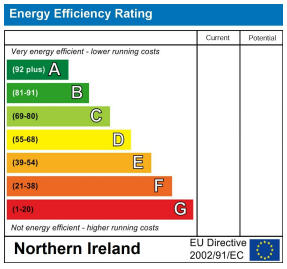
30 Wolfhill Manor

, Belfast, BT14 8DE

Offers Over £219,950

Magnificent Modern Constructed Semi Detached Situated Within This Highly Regarded Cul-De-Sac Location.

A magnificent modern constructed semi detached residence holding a prime cul-de-sac position set within this highly desirable residential development. The accommodation comprises 3 bedrooms, principal with en-suite, spacious lounge with double doors to modern high gloss fitted kitchen to include dining area with patio doors to garden and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, pvc fascia and eaves, furnished downstairs cloakroom, gas fired central heating, floored roofspace and porcelain tiled flooring throughout the ground floor. Outside consists of hard landscaped gardens front and rear with with ample carparking adds the finishing touches to this exceptional family home.



30 Wolfhill Manor

, Belfast, BT14 8DE

3 2 1

- Modern Constructed Semi Detached Villa
- Modern Fitted Kitchen With Dining Area
- Gas Central Heating
- Most Convenient Location
- 3 Bedrooms
- Contemporary White Bathroom Suite
- Upvc Double Glazed Window
- Spacious Lounge With Media Wall
- Downstairs Furnished Cloakroom
- Pvc Fascia And Eaves

Entrance Hall
Composite entrance door, porcelain tiled floor, half panelled walls.

Furnished Cloakroom
Low flush wc, porcelain tiled floor, panelled radiator.

Lounge
15'11" x 11'7" (4.87 x 3.54)
Media wall incorporating attractive fireplace, porcelain tiled floor, panelled radiator, double doors to:

Kitchen
19'3" x 10'7" (5.87 x 3.23)
Modern high gloss kitchen comprising single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and ceramic hob, canopy extractor fan, fridge/freezer space, dishwasher space, partly tiled walls, porcelain tiled floor.

Dining Area: porcelain tiled floor, double panelled radiator, uPvc double glazed patio doors.

First Floor
Landing, airing cupboard, slingsby ladder to floored roofspace.

Bathroom
Contemporary bathroom in white suite comprising panelled bath, shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, extractor fan, recessed lighting.

Bedroom
10'7" x 9'8" (3.23 x 2.97)
Built-in mirrored slide robes, double panelled radiator.

Bedroom
8'6" x 7'1" (2.61 x 2.18)
Wood laminate floor, mirror slider robes, double panelled radiator, half panelled walls.

Bedroom
17'11" x 12'4" (5.47 x 3.77)
Built-in mirrored slide robes, panelled radiator.

En-Suite
Classic white bathroom suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, extractor fan.

Floored Roofspace
19'3" x 13'8" (5.88 x 4.19)
Velux rooflight, partly acoustic panelled walls

Outside
Hard landscaped front in tarmac with off street carparking, enclosed private hard landscaped rear garden with featured raised decking, artificial grass, garden shed, outside light and tap.

Directions

BUSH

Floor Plan

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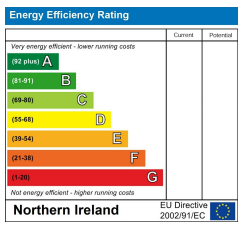

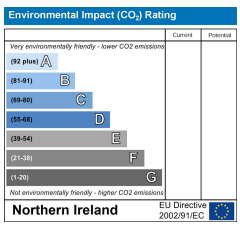

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