ULSTER PROPERTY SALES
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NETWORK STRENGTH – LOCAL KNOWLEDGE

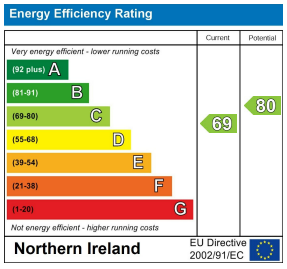
10 Fortwilliam Gardens

, Belfast, BT15 4BS

Chain Free £349,950

Nestling At The Foot of Belfast's Cavehill Close To Fortwilliam Gate Lodge And Its Impressive Gated Entrance This Extensively Refurbished Family Home Will Have Immediate Appeal.

A rare opportunity to purchase a bright spacious semi detached villa holding a generous site within this peaceful and highly sought-after cul-de-sac location minutes commute from the city. Set on a generous private site, the property combines excellent internal space with an extensive mature secluded rear garden, generous parking and a substantial detached garage offering exciting future potential. Spacious and flexible family accommodation benefiting from electrics upgraded, re-plastering, gas fired central heating uPvc double glazed windows and new entrance door. The property currently provides three large well-proportioned bedrooms, excellent built-in wardrobes, new modern bathroom in white suite plus a separate downstairs furnished cloakroom, a bright dual-aspect living room with working fireplace, separate dining room and brand new fitted kitchen.
A detached garage with utility area and separate bathroom in white suite offers further potential subject to planning approval - Extensively Refurbished & Ready to Enjoy Early Viewing Is Highly Recommended.



10 Fortwilliam Gardens

, Belfast, BT15 4BS

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- Extensively Refurbished Semi Detached Residence
- Highly Regarded Cul-De-Sac Location
- 3 Bedrooms 2 Reception Rooms
- Gas Fired Central Heating
- UPVC Double Glazed Windows
- Superb Brand New Fitted Kitchen
- Modern White Bathroom Suite
- Downstairs Furnished Cloakroom
- Detached Garage, Utility Room, Bathroom
- Generous Mature Gardens Front & Rear

Open Porch
Modern Pvc entrance door.

Entrance Hall
New herring bone style lv flooring. Under stairs storage.

Furnished Cloakroom
Modern white suite comprising vanity unit with low flush wc. Fully tiled walls ceramic tiled floor

Through Lounge
14'2" x 10'11" (4.34 x 3.34)
Dual-aspect with feature working fireplace, 2 panelled radiators, LV herring bone flooring.

Dining Room
12'6" x 11'5" (3.82 x 3.48)
LV herring bone flooring, panelled radiator, serving hatch.

Kitchen
12'2" x 9'2" (3.71 x 2.81)
Single bowl, single drainer composite sink unit, extensive range of high and low level units, formica worktops, built-in high level oven with matching microwave, ceramic hob, tall fridge/freezer, housing, dishwasher space, partly tiled walls, recessed lighting, LV herring bone flooring, breakfast bar, panelled radiator, uPvc door to rear.

First Floor
Landing

Bedroom
12'4" x 8'8" (3.76 x 2.65)
Panelled radiator.

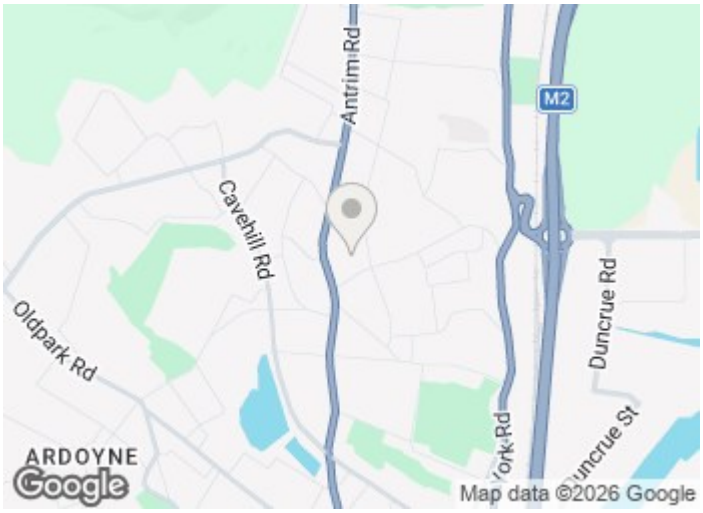
Bedroom
12'10" x 11'1" (3.92 x 3.40)
Range of built-in wardrobes, panelled radiator.

Principal Bedroom
16'1" x 10'5" (4.91 x 3.19)
Dual-aspect, extensive range of built-in wardrobes, 2 panelled radiators.

Bathroom
Contemporary white suite comprising panelled bath, electric telephone hand shower, shower screen, vanity unit , low flush wc, pvc panelled walls and ceiling, recessed lighting panelled radiator.

Outside
Extensive private gardens front and rear surrounded by mature planting
There is ample space for children to play, outdoor dining and entertaining while still retaining substantial garden space. For a keen gardener, it provides an excellent opportunity to develop their own private garden retreat.
A large double shed provides substantial additional storage.
The large private driveway provides off-street parking for up to three cars.

Garage
16'2" x 9'7" (4.95 x 2.93)
Separate Garage with Exceptional Potential
A particularly unusual feature is the large detached garage, which already benefits from insulation, heating, electricity, plumbing and bathroom facilities. With its existing services and separate access, it offers considerable potential for future conversion into a self-contained one-bedroom annex/home, subject to the appropriate planning, Building Control and other necessary approvals.
This could potentially provide accommodation for an older relative, adult child, guests or other ancillary residential use
Utility area



Directions

AI STAGED IMAGE
FURNITURE AND DECOR ARE VIRTUALLY ADDED

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FURNITURE AND DECOR ARE VIRTUALLY ADDED

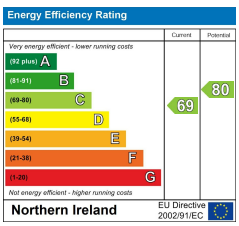
AI VISUALISATION
POTENTIAL GARAGE CONVERSION TO SELF-CONTAINED UNIT
(SUBJECT TO APPROPRIATE PLANNING APPROVALS)
FOR ILLUSTRATIVE PURPOSES ONLY

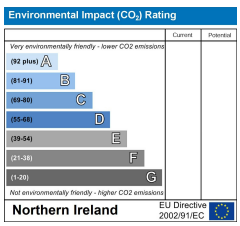
Floor Plan

Ground Floor

10 Fortwilliam Gardens, Belfast

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.





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