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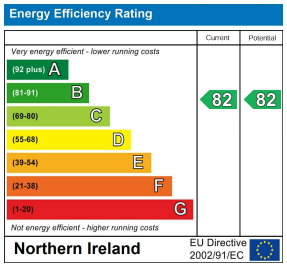
NETWORK STRENGTH – LOCAL KNOWLEDGE

30 Buttermilk Loney
, Belfast, BT14 8HG

Offers Around £174,950

Luxurious Recently Constructed Semi Detached Villa Holding A Prime Cul De Sac Position.

A fabulous opportunity to purchase a beautifully presented and luxuriously appointed recently constructed semi detached villa holding a prime cul de sac position within this most popular development. The modern interior comprises 2 bedrooms, spacious lounge into bay, luxury fitted integrated kitchen incorporating built-in under oven and gas hob, integrated fridge/freezer, washing machine and dishwasher. The deluxe white family bathroom is complimented by a matching downstairs furnished cloakroom. The dwelling further offers uPvc double glazed windows, gas central heating, B energy rating, quality ceramic floor coverings throughout and has been presented to the highest standard throughout. Off street parking and private rear gardens makes this an opportunity not to be missed - Early viewing is strongly recommended.



30 Buttermilk Loney

, Belfast, BT14 8HG

2 2 1 B

- Luxurious Recently Constructed Semi Detached Villa
- Luxury Fitted Integrated Kitchen
- Gas Central Heating
- Most Sought After Location
- 2 Bedrooms
- Deluxe White Bathroom Suite
- Furnished Cloakroom
- Spacious Lounge Into Bay
- Upvc Double Glazed Windows
- Floored Roofspace

Entrance Hall
Composite entrance door, ceramic tiled floor.

Lounge Into Bay
16'3" x 11'4" (4.97 x 3.46)
Featured radiator, understairs storage.

Kitchen
12'5" x 10'11" (3.81 x 3.33)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and 4 ring gas hob, stainless steel canopy extractor fan, integrated fridge/freezer, washing machine and dishwasher, featured radiator, ceramic tiled floor, recessed lighting.

Rear Lobby
Ceramic tiled floor, uPvc door to rear.

Furnished Cloakroom
White suite comprising vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, recessed lighting.

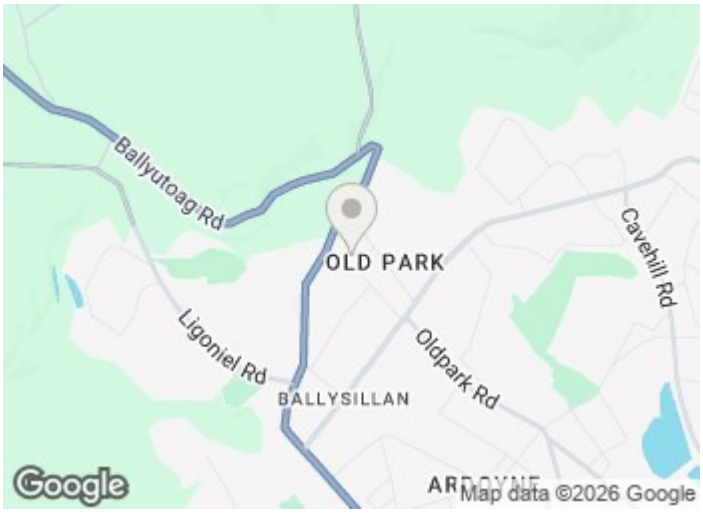
First Floor
Landing, panelled radiator, slingsby ladder to floored roofspace.

Bathroom
Modern white bathroom suite comprising panelled bath, thermostatically controlled drench shower, pedestal wash hand basin, low flush wc, chrome radiator, partly tiled walls, ceramic tiled floor, extractor fan.

Bedroom
7'7" x 11'4" (2.33 x 3.47)
Built-in cupboards, panelled radiator.

Bedroom
14'10" x 11'8" (4.53 x 3.56)
Panelled radiator, recessed lighting.

Outside
Front garden in mature lawn and tarmac driveway. Rear and side garden in mature lawn, shrubs and stone chippings with concrete paved patio area, outside light and tap.



Directions

Floor Plan

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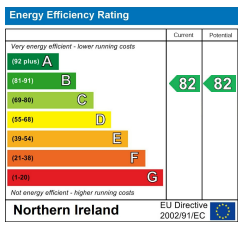

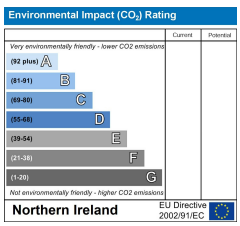

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