



111 Kilcoole Park, Belfast, BT14 8LE

Offers Over £204,950

- Extended red brick semi detached villa in popular residential area
- Stylish bathroom with white suite
- Gas fired central heating
- uPVC fascia and rainwater goods
- Rear garden with patio area
- Living room with feature multifuel fireplace open plan to modern kitchen/dining area
- Three bedrooms
- Double glazing in modern grey uPVC frames
- Front garden laid to lawn with block paved driveway/car parking space

111 Kilcoole Park, BT14 8LE

Extended semi-detached red brick villa in the popular Kilcoole Park area, offering bright and modern living throughout. The property features an open plan family room with feature multifuel stove leading through to a contemporary fitted kitchen/dining area. Three bedrooms (one with en suite shower room), and a bathroom with modern white suite.

Externally, there is a front and rear garden laid in lawn with patio area. Enjoying views towards Belfast Lough from the first floor. Ideal for families or first-time buyers seeking a stylish home in a desirable location. This is a property we could recommend with the up most confidence.



Council Tax Band:



OPEN ENTRANCE PORCH

RECEPTION HALL

Laminate wood flooring.

FAMILY ROOM

14'5" x 14'2"

Multifuel stove. Slate hearth. Shelves. Polished wood flooring.

Open plan to:

KITCHEN/DINING ROOM

21'7" x 9'10"

Built in units. Round edge work surfaces. Island with Integrated sink and mixer tap. Inlaid hob unit. Built in oven. Extractor fan. Downlighters. Polished wood flooring. Double glazed patio doors to rear garden.

BATHROOM

Modern white suite. Panelled bath with mixer tap. Overhead rain shower. Low flush WC. Wash hand basin. Wall tiling. Ceramic tiled floor. Heated towel rail.

FIRST FLOOR

Access to roofspace. Gas fired boiler.

BEDROOM (1)

14'1" x 9'10"

Laminate wood flooring.

ENSUITE SHOWER ROOM

Low flush WC. Vanity unit. Luxury wall and floor tiling. Extractor fan. Heated towel rail.

BEDROOM (2)

9'10" x 8'3"

Laminate wood flooring.

BEDROOM (3)

9'1" x 6'6"

Laminate wood flooring. View of Belfast lough.

OUTSIDE

Front garden laid to lawn with block paved driveway.

Rear garden laid to lawn with patio area.

Storage shed.

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon

request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

[https://www.nidirect.gov.uk/services/broadband-and-](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker)

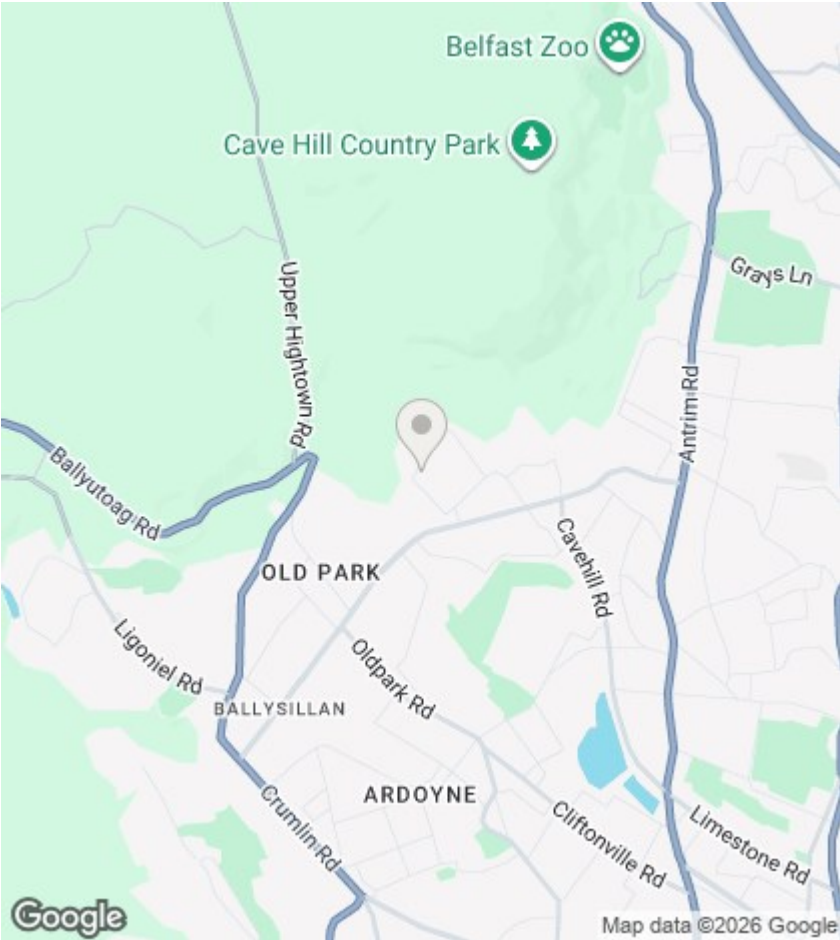
[mobile-checker](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker) Flooding maps for Northern Ireland

[https://www.nidirect.gov.uk/information-and-](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area)

[services/your-neighbourhood-roads-and-streets/flooding-your-area](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area) Please note the information

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Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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

