



38 Thornberry Road, Belfast, BT14 8ED

Offers Over £219,950

- Semi detached villa in highly popular residential location
- Lounge with laminate wood flooring
- Open plan casual dining area with French doors to rear
- White bathroom suite
- Gas fired central heating
- 3 Bedrooms (master with ensuite shower room)
- Modern shaker style kitchen
- Ground floor W/C
- Double glazing in uPVC frames
- Enclosed garden to rear/ shed to side

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Situated within a highly sought-after residential development, this attractive three-bedroom semi-detached villa presents an excellent opportunity for first-time buyers, young professionals, or growing families. The bright and welcoming lounge features stylish laminate wood flooring, while the modern shaker-style kitchen flows seamlessly into a spacious casual dining area with French doors opening onto the enclosed rear garden, creating an ideal space for everyday living and entertaining. The ground floor also benefits from a convenient WC. Upstairs, the generous master bedroom boasts an ensuite shower room, complemented by two further well-proportioned bedrooms and a contemporary white bathroom suite. Additional benefits include uPVC double glazing and gas-fired central heating for year-round comfort. Outside, the enclosed rear garden offers a private space to relax, while a useful side shed provides extra storage. Enjoying elevated views over Belfast City, this superb home combines comfort, convenience, and location, making it an ideal first-time purchase.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring

Cloaks

Low flush W/C, vanity unit sink, ceramic tiled flooring, downlighters, extractor fan

Lounge

16'4 x 9'5

Laminate wood flooring

Kitchen

16'6 x 11'0

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, stainless steel splashback, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, wall tiling, downlighters, open plan casual dining area with French doors to rear

First Floor

Landing

Shelved linen cupboard access to roofspace

Bedroom (1)

13'10 x 9'7

Laminate wood flooring

Ensuite Shower Room

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, downlighters, extractor fan

Bedroom (2)

10'4 x 6'6

View towards Belfast city, laminate wood flooring

Bedroom (3)

10'2 x 9'7

Laminate wood flooring

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush W/C, wall tiling, downlighters, extractor fan

Outside

Front in lawn

Driveway to side, shed

Enclosed garden to rear, in lawn, decked area, patio area, external socket

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.

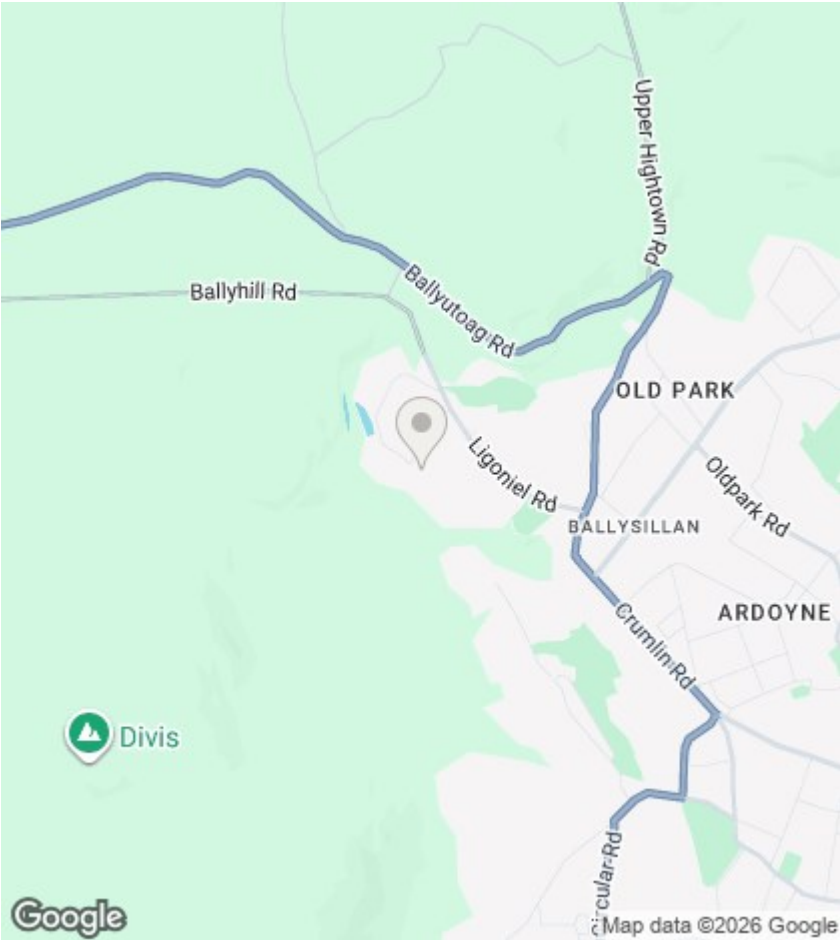
Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland

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Directions

Viewings

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

EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	