

## 19 Wheatfield Gardens , Belfast, BT14 7HU

**Offers Around £169,950**

Impressive Semi Detached Family Home Situated Within This Much Admired And Sought After Residential Location

An impressive period semi detached villa holding a prime position within this most sought-after residential location. The spacious interior comprises 3 bedrooms, 2 reception rooms, kitchen, covered area off and bathroom in modern white suite with electric shower. The dwelling further offers oil fired central heating, PVC double glazed windows to the majority of the property and has undergone improvement works in recent times to include re-rendering to the front bay and gable wall and re-roofing. A detached garage and private mature gardens with open aspect to rear combines with the most convenient location with excellent public transport, leading schools and excellent shopping all close make this the perfect family home. With delightful gardens and outlook to the rear - Early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 19 Wheatfield Gardens

, Belfast, BT14 7HU



- Impressive Semi Detached Family Home
- Oil Fired Central Heating
- Bathroom In White Suite
- Superb Gardens And Rear Aspect
- Highly Regarded Location
- Majority Windows In Upvc Double Glazed Units
- Kitchen With Covered Area Off
- 3 Bedrooms 2 Reception Rooms
- Detached Garage
- Re-roofed

## Entrance Hall

Upvc double glazed entrance door, leaded light window, panelled radiator, under stair storage.

## Lounge into Bay

15'3" x 11'6" (4.65 x 3.53)  
Original tiled fireplace, 3 panelled radiators

## Living Room

11'5" x 10'7" (3.48 x 3.23)  
Panelled radiator

## Kitchen

7'8" x 6'9" (2.36 x 2.08)  
Single drainer stainless steel sink unit, range of high and low level

units, formica work top, cooker space, under fridge space, plumbed for a washing machine, fully tiled walls, panelled radiators.

## Covered Area

12'10" x 10'2" (3.93 x 3.10)  
Oil fired central heating boiler, ceramic tiled floor.

## First Floor

### Bedroom

11'6" x 8'9" (3.53 x 2.67)  
Extensive range of built-in robes cupboards above, panelled radiator.

## Bedroom into Bay

16'0" x 11'8" (4.88 x 3.56)  
Wood laminate floor, panelled radiator.

## Bedroom

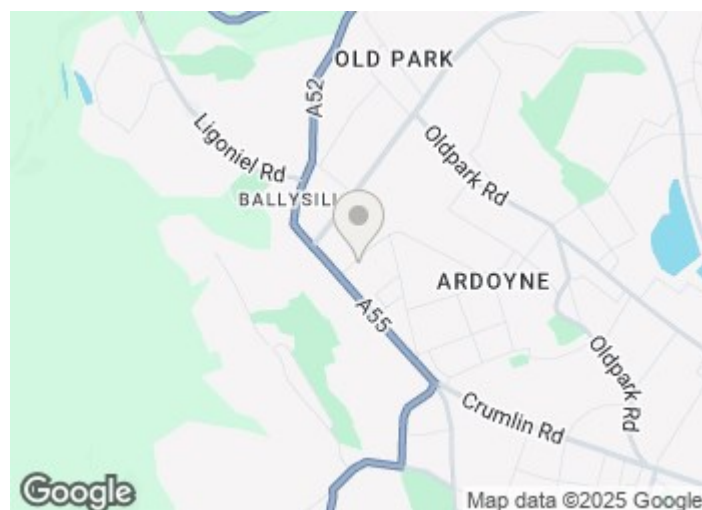
8'7" x 6'11" (2.64 x 2.13)  
Panelled radiator

## Outside

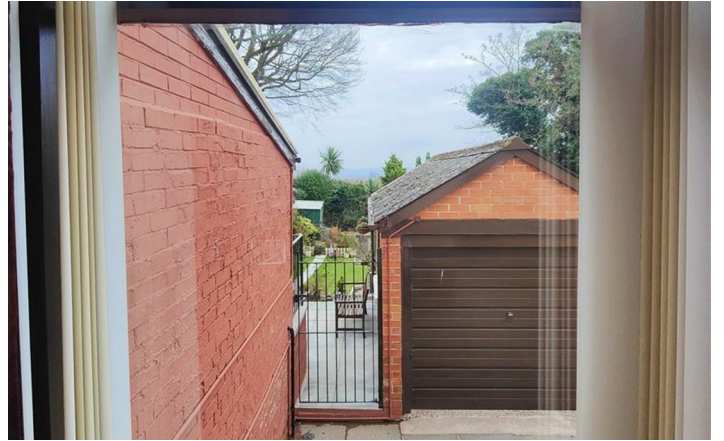
Mature Gardens front and rear with open aspect to rear in lawns, shrubs, flower beds and mature hedging. Outside tap and raised patio area. Oil tank.

## Detached Garage

18'11" x 9'8" (5.79 x 2.95)  
Up and over door, shared driveway.



## Directions



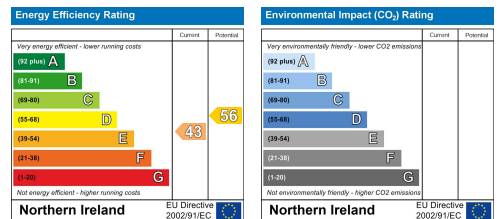
# Floor Plan

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Total Area: 85.7 m<sup>2</sup> ... 922 ft<sup>2</sup> (excluding covered area, garage)  
 All measurements are approximate and for display purposes only

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