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34 Sicily Park

Belfast
BT10 0AL

Offers In Region Of £335,000

34 SICILY PARK, BT10 0AL

- **Superb Semi Detached Period Home**
- **Four Bedrooms**
- **Lounge With Feature Fireplace**
- **Family Room/Formal Dining Room**
- **Bright Kitchen / Dining Area With Range Of Modern Fitted Units**
- **Bathroom With Contemporary White Suite**
- **Enclosed Rear Garden With Paved Patio Area**
- **Gas Central Heating/Double Glazed Windows**
- **Sought After Location Close To Transport Links And Schools**



This superb semi-detached period property is ideally located off the Upper Lisburn Road / Finaghy in the heart of South Belfast. Sicily Park is highly regarded for its convenient location, allowing for quick and easy access to the plethora of local amenities that are within short walking distance. Leading local schools and public transport links are close by making this the perfect location for a wide range of purchasers.

In brief the accommodation comprises on the ground floor of a large lounge, generous family room/formal dining room, modern fitted kitchen with dining area and ground floor wc. Upstairs are four bedrooms and a family bathroom with contemporary white suite. This property also benefits from a substantial private enclosed rear garden with paved patio area and driveway parking to front.

Properties in this area have been in high demand in recent months, so early viewing is highly recommended.





PROPERTY COMPRISES

uPVC entrance door with glazed panel, leading to reception hall.

RECEPTION HALL Tiled floor, stairs to first floor, cornice ceiling, plate rail, under stairs storage cupboard.

GROUND FLOOR WC Low flush WC, wall mounted wash hand basin, tiled walls, tiled floor, recessed low voltage spotlights, extractor fan.

LOUNGE 12' 7" x 14' 4" (3.85m x 4.37m) (@ widest points) Fireplace with timber hearth, cornice ceiling, laminate wood strip flooring.

FAMILY ROOM 10' 2" x 21' 8" (3.11m x 6.61m) Fireplace with carved timber surround, marble tiled inset, marble tiled hearth, picture rail, cornice ceiling, recessed low voltage spotlights, sliding patio doors leading to rear garden.

KITCHEN WITH DINING AREA 23' 3" x 8' 10" (7.09m x 2.70m) Kitchen with range of high and low level fitted units, granite effect work surfaces and upstand, stainless steel splashback, integrated 4 ring hob, stainless steel and glass extractor fan, integrated double oven, integrated dishwasher, integrated fridge, integrated freezer, pantry store cupboards, 1.5 bowl single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor, recessed low voltage spotlights, door to rear garden, stainless steel towel radiator.

FIRST FLOOR LANDING Built in storage cupboard, cornice ceiling, access to roof space.





BEDROOM 8' 11" x 8' 8" (2.72m x 2.66m) (@ widest points)

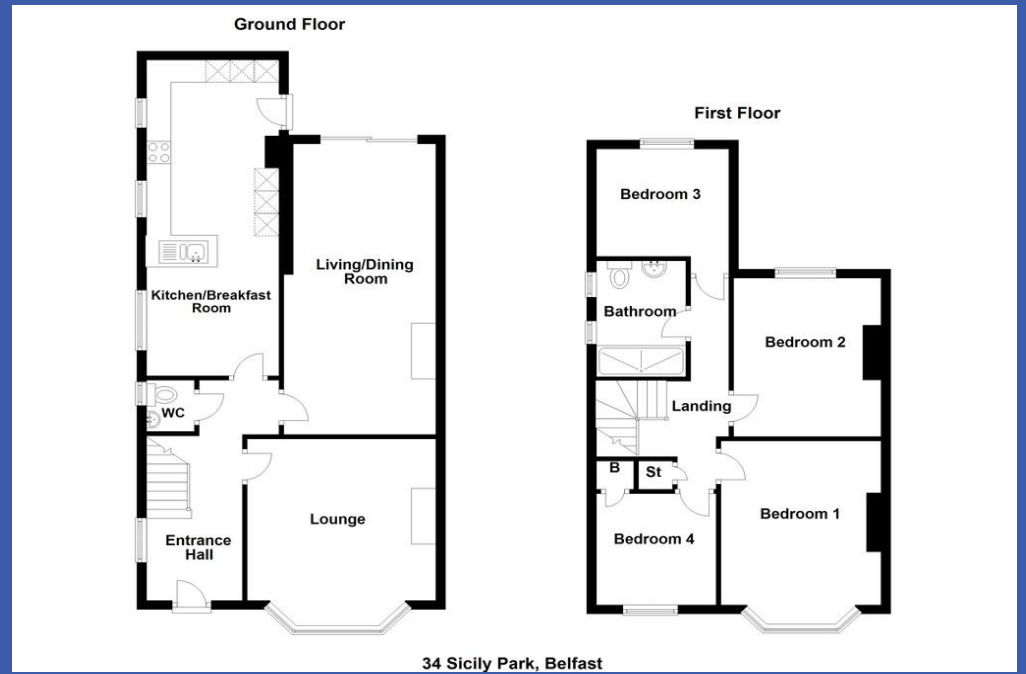
BEDROOM 8' 1" x 8' 1" (2.47m x 2.47m) Built in storage cupboard, Worcester gas fired boiler.

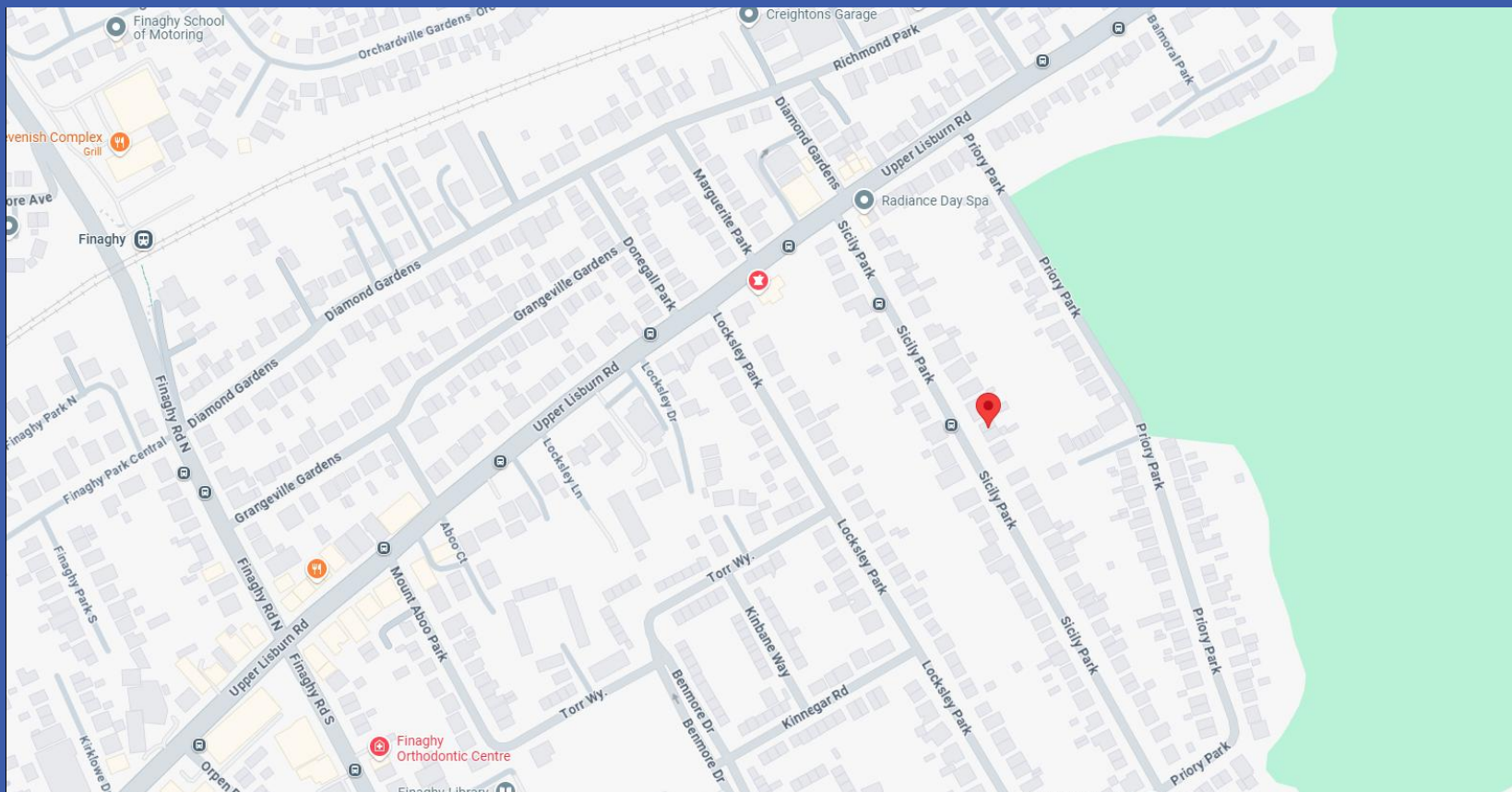
BEDROOM 14' 3" x 11' 3" (4.35m x 3.43m) (@ widest points) Laminate wood strip flooring, cornice ceiling.

BEDROOM 11' 9" x 10' 4" (3.59m x 3.17m) (@ widest points) Laminate wood strip flooring.

BATHROOM Contemporary suite with walk in shower enclosure with Drencher head and hand shower, vanity wash hand basin, low flush WC, feature mirror with light, part tiled walls, laminate wood strip flooring, storage cupboard, stainless steel towel radiator, recessed low voltage spotlights, extractor fan.

OUTSIDE Tarmac driveway and car parking to front. Large enclosed rear garden in lawns with mature boundary hedging and shrubs, brick paviour patio area, outdoor light and tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		



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