



80 Westland Way , Belfast, BT14 6TA

Offers Around £114,950

Modern Constructed Townhouse Presented To The Highest Standard Holding A Quiet Cul De Sac Position.

This modern constructed townhouse has been refurbished and stylishly presented to the highest possible standard. The richly appointed interior comprises 3 bedrooms, master with built in mirrored robes and feature panelled wall, luxury fitted high gloss kitchen with dining area and fully tiled deluxe white bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia, eaves, gas central heating, rear lobby, bespoke storage, extensive use of wood laminate floor coverings and has maintained and presented to the highest standard by the previous owner.

Private hard landscaped rear gardens, low outgoings and a most convenient location just moments from the many amenities of the Cavehill Road and Cliftonville Golf Club with the City Centre just a short commute away combines to make this the perfect home for young and old alike - Early viewing highly 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

80 Westland Way

, Belfast, BT14 6TA



- Modern Constructed Townhouse
- Presented To The Highest Possible Standard
- 3 Bedrooms
- Spacious Lounge
- Luxury Fitted Kitchen
- Deluxe Bathroom Suite
- Upvc Double Glazed Windows
- Pvc Fascia & Eaves
- Gas Central Heating
- Most Convenient Quiet Cul De Sac

Entrance Hall

Composite double glazed entrance door, ceramic tiled floor, understairs storage, double panelled radiator

Lounge

14'1" x 12'5" (4.30 x 3.81)

Real effect electric fire, wood laminate floor, double panelled radiator.

Kitchen

13'1" x 9'2" (4.01 x 2.81)

Single drainer stainless steel sink unit, extensive range of high gloss high and low level units, formica worktops, free standing cooker, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partially tiled wall, ceramic tiled floor, double panelled radiator,

Rear Lobby

Range of high and low level units, partially tiled wall, ceramic tiled floor, wood panelled wall, pvc ceiling, pvc double glazed rear door.

First Floor

Landing, ceramic tiled floor, built in storage, access to roofspace.

Bathroom

Deluxe white bathroom suite comprising walk in shower cubicle, drench style thermostatically controlled shower, pedestal wash hand basin, low flush wc, feature radiator, ceramic tiled floor, pvc panelled walls, recessed lighting, pvc ceiling.

Bedroom

13'8" x 9'0" (4.19 x 2.75)

Wood laminate floor, panelled radiator.

Bedroom

14'0" x 11'0" (4.28 x 3.36)

Full width built in mirrored robes, wood laminate floor, panelled radiator.

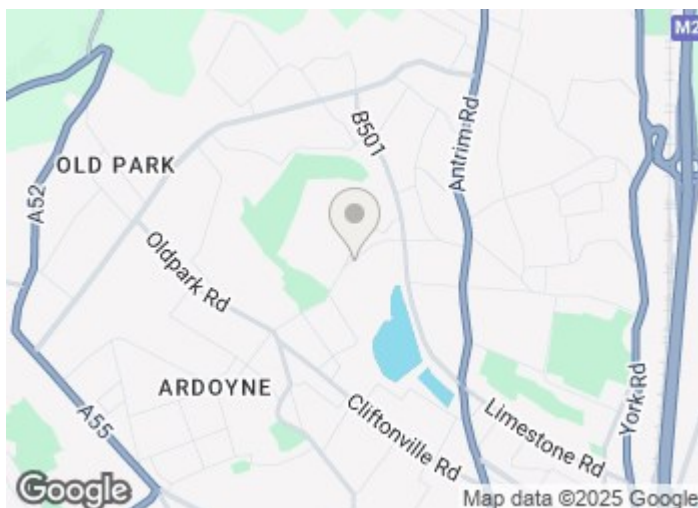
Bedroom

10'1" x 8'1" (3.09 x 2.47)

Built in shelving, wood laminate floor, panelled radiator.

Outside

Front garden in lawn and shrubs. Hard landscaped rear in patio, horizontal panel fencing, outside tap and light storage.



Directions



Floor Plan

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