



13 Waveney Grove, Belfast, BT15 4FW

- End Terrace Property
- Lounge
- Bathroom; Separate WC
- PVC Double Glazing
- Convenient Location
- Three Bedroom
- Kitchen Through Dining Room
- Oil Heating
- Large Garden
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Access to separate cloakroom.

LOUNGE 13'2" x 9'6"

Picture window to front elevation. Wood laminate floor covering. Glass panelled door leading to:

KITCHEN THROUGH DINING ROOM 22'10" x 7'11"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Splashback tiling to walls. PVC double glazed door to side garden.



FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 13'2" x 9'6"

Wood laminate floor covering.

BEDROOM 2 11'3" x 8'0" (wps)

Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 3 9'6" x 9'4" (wps)

Wood laminate floor covering.

BATHROOM

White, two piece suite comprising panelled bath and pedestal wash hand basin. Electric shower and glass shower screen over bath. Fully tiled walls.

SEPARATE WC

With white WC. Half tiling to walls.

EXTERNAL

Front garden finished in lawn.

Tiled entrance porch.

Large, fully enclosed side and rear garden, finished in lawn and paved patio area.

PVC oil storage tank.

Boiler house with oil fired central heating boiler.

External lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, three bedroom, end terrace property, occupying a large, end of cul-de-sac, plot, within Waveney Grove, off Donegall Park Avenue, North Belfast.

The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, bathroom, and separate WC.

Externally, the property enjoys gardens to front, side and rear.

Other attributes include oil heating, PVC double glazing, and convenient location.

Ideal first time buy / buy to let investment 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	52	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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