



'Park Neuk', 47 Cardigan Drive, Belfast, BT14 6LY

- Period, Double Bay Fronted, Family Detached
- Kitchen With Informal Dining Area
- Gas Heating
- Double Garage & Utility Store
- Many Original Features Throughout
- Four Bedroom; Three+ Reception
- Bathroom; Separate WC
- Private Driveway
- Gardens and Yard
- Convenient, Well Sought After Location

Offers Over £319,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens and fanlight over. Tiled floor. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of property. Access to under stairs store. Access to separate cloakroom/store. Glass panelled doors to kitchen and dining room.

LOUNGE 17'9" x 11'11" (wps)

Dual aspect windows. Bay window to front elevation. Open fire in stone clad fireplace with tiled hearth.

FAMILY ROOM 18'0" x 11'4" (wps)

Dual aspect windows. Bay window to front elevation. Exposed tongue and groove timber flooring.

DINING ROOM 14'0" x 11'1"

Cast iron, wood burning stove on slate hearth. Dual aspect windows. Timber flooring. Open arch leading to:



KITCHEN WITH INFORMAL DINING AREA 18'3" x 13'9" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, solid wood block top. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with stainless steel splashback and extractor hood over. Space for fridge freezer. Plumbed and space for dishwasher. Splashback tiling to sink. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 15'8" x 11'11"

Exposed tongue and groove timber flooring.

BEDROOM 2 15'8" x 11'3"

BEDROOM 3 12'5" x 8'11"

Exposed tongue and groove timber flooring.

BEDROOM 4 10'5" x 8'10"

Exposed tongue and groove timber flooring.

BATHROOM

White, two piece suite comprising tile encased bath and wash hand basin. Electric shower with drench shower head over bath. Fully tiled walls. Access to store with gas fired central heating boiler.

CLOAKROOM

With white WC. Fully tiled walls.

EXTERNAL

Fully enclosed front and side garden finished in lawn and wide array of plants, trees and shrubbery.

Tile entrance porch.

External lighting.

Double gates leading to private driveway area finished in concrete.

Fully enclosed rear yard finished in concrete and raised planter.

Outside tap.

Wood store.

DETACHED DOUBLE GARAGE 19'0" x 18'1" (wps)

Twin, up and over doors. Separate service door to rear yard. Power and light.

ATTACHED UTILITY STORE 10'1" x 8'3"

Plumbed for automatic washing machine. Power, light and radiator.

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.



Stunning, double bay fronted, red brick, four bedroom/three+ reception, period detached family home, with detached double garage, situated on the tree-lined Cardigan Avenue, North Belfast.

The property comprises entrance hall, lounge, family room, dining room, kitchen with informal dining area, four well-proportioned bedrooms, bathroom, and separate ,cloakroom with WC.

Externally, the property enjoys private double driveway, double garage with attached utility store, enclosed rear yard, and gardens to front and side, finished in lawn and mature plants, trees and shrubbery.

Other attributes include gas heating, convenient location, and many original features throughout, including sliding sash windows, feature height ceilings and coving.

Early viewing strongly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	53
(39-54) E		
(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