



ULSTER PROPERTY SALES

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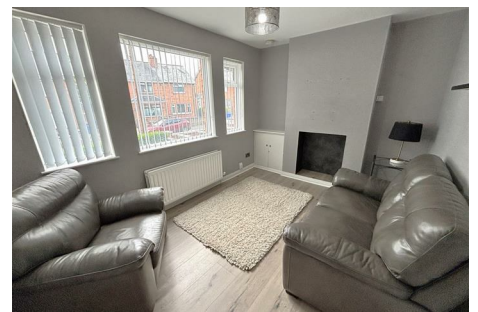
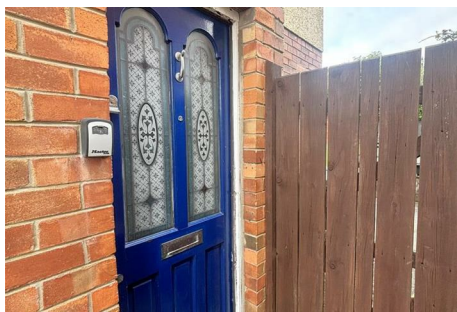
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



32 Meyrick Park , Belfast, BT14 6PD

Offers In The Region Of £135,000

A Stunning Double Extended Extensively Refurbished Semi Detached Villa In This Ever Popular Location

A fabulous double extended and comprehensively refurbished semi detached villa holding a prime position within this much admired residential location. The richly appointed interior comprises 2 bedrooms, 2 reception rooms, extended integrated fitted kitchen with built-in oven and hob, fridge freezer, washing machine and extended bathroom in modern white suite. The dwelling further offers uPvc double glazed windows, gas central heating, pvc fascia and eaves and extensive use of wood laminate and ceramic tiled floor coverings. The dwelling has undergone extensive refurbishment works and benefits from slightly elevated landscaped gardens with superb rear with feature sun decking.

Internal inspection 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		
63		70
Northern Ireland		EU Directive 2002/91/EC

32 Meyrick Park

, Belfast, BT14 6PD



- Double Extended Red Brick Semi Detached Villa
- Open Plan Dining Room
- Slightly Elevated Site
- Highly Regarded Residential Location
- 2 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Superb Rear Garden
- Extended Fully Integrated Fitted Kitchen
- Gas Central Heating
- Highest Presentation

Entrance Hall

Mahogany entrance door, wood laminate floor.

Lounge

13'0" x 9'4" (3.98 x 2.85)

Double panelled radiator, wood laminate floor, hole in the wall fireplace.

Dining Room

13'1" x 7'4" (4.00 x 2.26)

Panelled radiator, ceramic tiled floor.

Open Plan

Extended Kitchen

7'8" x 6'4" (2.36 x 1.95)

Single drainer stainless steel sink unit, extensive range of high and level units, formica worktops, built-in under oven an ceramic hob, stainless canopy extractor fan, integrated fridge/freezer, integrated washing machine, partly tiled walls, ceramic tiled floor, built-in storage cupboard, under stairs storage, recessed lighting, upvc double glazed rear door.

Bedroom

12'3" x 9'3" (3.75 x 2.83)

Built-in robe, panelled radiator.

Bedroom

8'7" x 7'9" (2.63 x 2.38)

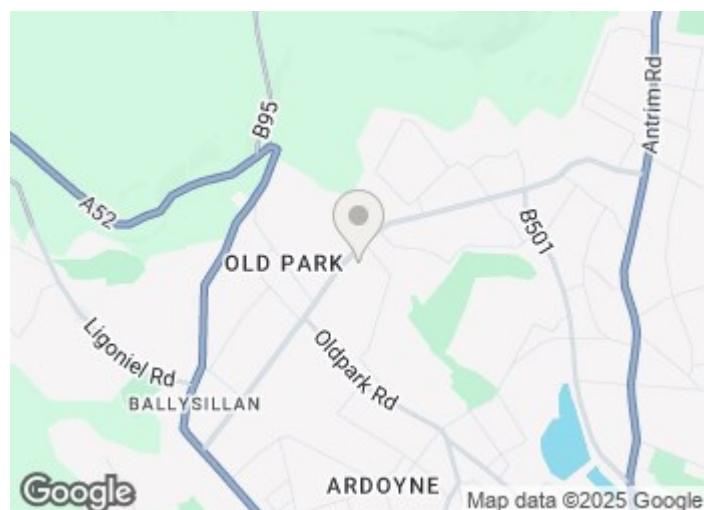
Built-in robe, concealed gas boiler, panelled radiator.

Extended Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled wall, built-in airing cupboard, panelled radiator.

Outside

Gardens in front in hard landscaped stone chip and rear in feature decking lawn and hard landscaped stone chipping. Outside light.



Directions



Floor Plan

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