



ULSTER PROPERTY SALES

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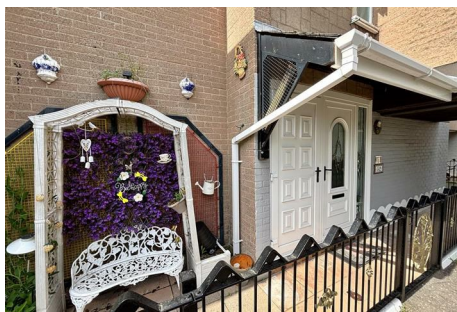
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



32 Bruslee Way , Belfast, BT15 2EF

Offers Around £119,950

Spacious Mid Terrace Set Within This Ever Popular Section Of The New Lodge Road Just Walking Distance From Belfast City Centre.

Conveniently positioned to the Belfast's New University and Yorkgate Centre this superb mid terrace will have immediate appeal. The spacious interior comprises 3 bedrooms, lounge, fitted kitchen with dining area and bathroom in classic white suite. The dwelling further offers uPvc double glazed windows, gas central heating, built-in wardrobes to most bedrooms, and extensive use of wood laminate floor coverings.

A walled patio area to rear and low outgoings combines with the perfect location to make this a home worthy of your immediate attention.

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	1	1
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

32 Bruslee Way

, Belfast, BT15 2EF



- Spacious Mid Terrace Set Within This Ever Popular Section
- Fitted Kitchen With Dining Area
- Gas Central Heating
- 3 Bedrooms
- Classic White Bathroom Suite With Separate Wc
- Low Outgoings
- 2 Reception Rooms
- Upvc Double Glazed Windows
- Just Walking Distance From Belfast City Centre

Entrance Hall

Upvc double glazed entrance door, built-in storage, panelled radiator.

Lounge

16'5" x 10'9" (5.02 x 3.30)

Attractive fireplace, double panelled radiator, understairs storage.

Living Room

13'7" x 8'9" (4.15 x 2.68)

Wood laminate floor, double panelled radiator.

Kitchen

13'10" x 8'0" (4.22 x 2.46)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker

space, fridge/freezer space,

plumbed for washing machine, wall mount gas boiler, built-in storage, double panelled radiator, ceramic tiled floor, serving hatch.

First Floor

Landing, built-in storage.

Bathroom

Classic white bathroom suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, towel rail, partly tiled walls, panelled radiator.

Separate Wc

Low flush wc , partly tiled walls, towel rail.

Bedroom

14'6" x 8'5" (4.43 x 2.58)

Built-in mirrored slide robes, built-in storage, wood laminate floor, panelled radiator.

Bedroom

13'8" x 8'6" (4.19 x 2.60)

Panelled radiator.

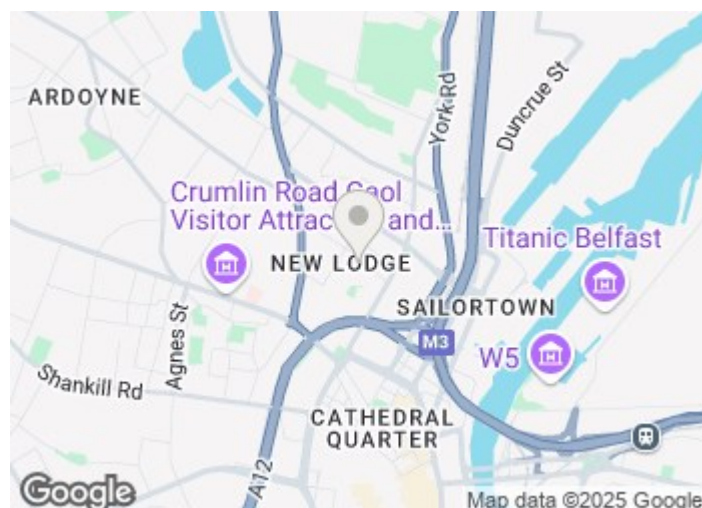
Bedroom

11'8" x 8'2" (3.58 x 2.49)

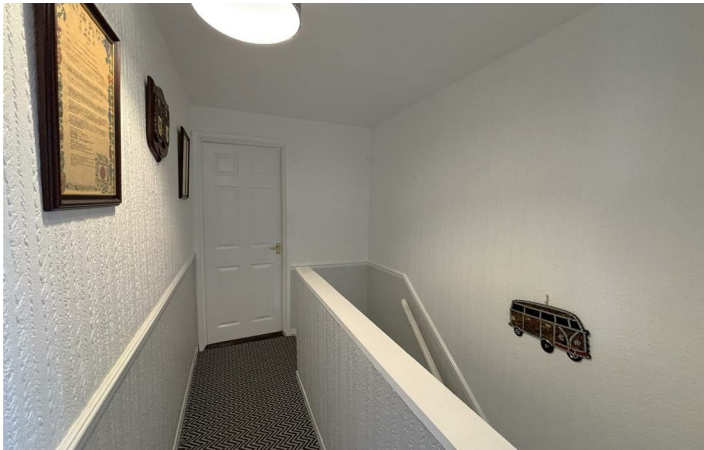
Built-in robes, wood laminate floor, panelled radiator.

Outside

Enclosed forecourt. Hard landscaped private rear yard in mature hedging and flower beds, outside light & tap.



Directions



Floor Plan

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