CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE









10 Westway Parade , Belfast, BT13 3NX

Offers Around £174,950

Spacious Red Brick Semi Detached Villa Holding A Prime Position Within This Most Popular Section Of The Westway Development.

A superb opportunity to purchase a spacious red brick semi detached villa holding a slightly elevated position within this most popular residential location. The interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen incorporating built-in under oven and ceramic hob and modern white bathroom suite comprising panelled bath with electric shower. The dwelling further offers oil fired central heating, uPvc double glazed windows, pvc fascia and eaves, detached garage and mature gardens to front and rear plus excellent potential makes this the perfect family home worthy of your immediate attention.

					Current	Potential
Very energy eff	icient - lower	running	costs			
(92 plus) A						
(81-91)	В					
(69-80)	C					
(55-68)		D				
(39-54)		=				
(21-38)			F			
(1-20)				G		
Not energy effic	ient - higher i	unning	costs			

10 Westway Parade

, Belfast, BT13 3NX











- · Red Brick Semi Detached Villa
- Fitted Kitchen Incorporating Built- Modern White Bathroom Suite In Under Oven
- · UPvc Double Glazed Windows
- Most Convenient Location
- · 3 Bedrooms
- · Pvc Fascia And Eaves
- · 2 Reception Rooms
- Oil Fired Central Heating
- · Detached Garage

Entrance Hall

ceramic tiled floor, understairs storage.

Lounge

14'2" x 10'9" (4.34 x 3.30) Wood laminate floor, panelled radiator.

Dining Area

12'6" x 9'7" (3.82 x 2.94) Wood laminate floor, panelled radiator, picture rail.

Kitchen

11'3" x 7'7" (3.43 x 2.33)

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

under oven, ceramic hob, partly Upvc double glazed entrance door, tiled walls, panelled radiator, telephone point, uPvc double glazed door to rear.

First Floor

Landing, access to roofspace

Bathroom

Modern white bathroom suite comprising panelled bath, electric Outside wc, feature radiator, ceramic tiled floor, pvc walls and ceiling, built-in hedging, stone chippings, pvc oil storage, hot-press, recessed lighting.tank.

Bedroom

12'8" x 9'8" (3.87 x 2.97) Wood laminate floor, panelled

radiator

Bedroom

12'1" x 8'6" (3.69 x 2.60) Built-in robes, wood laminate floor. panelled radiator.

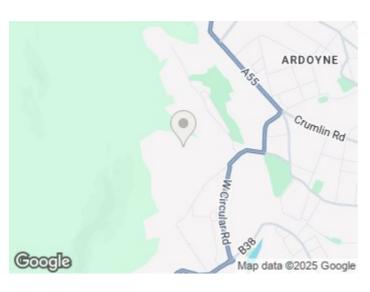
Bedroom

8'5" x 7'8" (2.59 x 2.34) Built-in storage, wood laminate floor, panelled radiator.

shower, wash hand basin, low flush Hard landscaped gardens front and rear combines with mature lawn &

Detached Garage

Up & over door, plumbed for washing machine, tumble dryer space, fridge/freezer space.



Directions











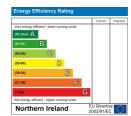






Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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