



ULSTER PROPERTY SALES

# UPS

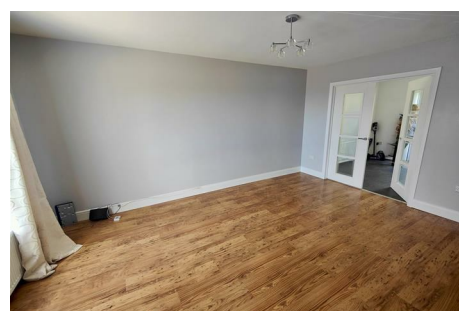
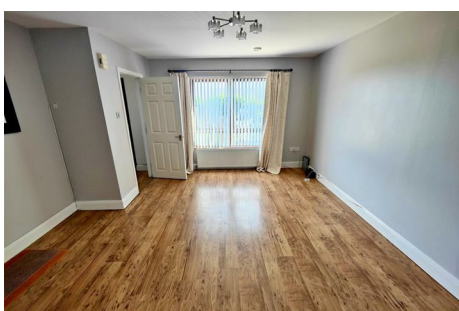
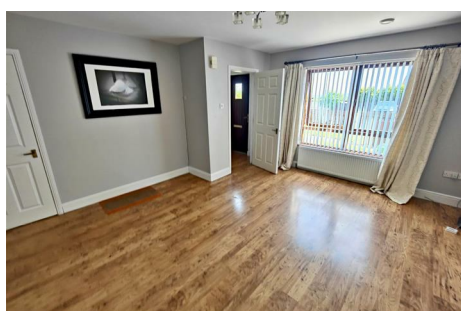
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 1 Fernhill Heights , Belfast, BT13 3PP

**Offers Over £139,950**

Superb Modern Built Red Brick Semi Detached Family Home in Most Popular Location On A Prime Corner Site.

A superb opportunity to purchase a modern built red brick semi detached villa holding a prime corner position within this ever popular and convenient location. The modern interior comprises 3 bedrooms, 1 plus reception rooms, fitted kitchen with dining and double doors to rear and modern white bathroom suite. The dwelling further offers Upvc double glazed windows, oil fired central heating, excellent energy rating and benefits from superb gardens front, side and rear. Offering ideal accommodation for the first time or family buyer alike - Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	70	72
EU Directive 2002/91/EC		

# 1 Fernhill Heights

, Belfast, BT13 3PP



- Superb Modern Built Semi Detached Villa
- Contemporary Bathroom Suite
- Prime Corner Site
- Most Popular Location
- 3 Bedrooms 1 Plus Reception Rooms
- Upvc Double Glazed Windows
- Gardens Front Side And Rear
- Modern Kitchen With Dining
- Oil Fired Central Heating
- Rare Opportunity

## Entrance Hall

Hardwood double glazed entrance door, wood laminate floor, panelled radiator.

## Lounge

13'7" x 16'0" (4.16 x 4.90)

Wood laminate floor, understairs storage, panelled radiator.

Double doors to:

## Kitchen

10'0" x 16'10" (3.05 x 5.15)

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

extractor, stainless steel splashback, fridge/freezer space, plumbed for washing machine, ceramic tiled floor, panelled radiator, french style double doors to rear.

## First Floor

Hotpress storage.

## Bathroom

Classic white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, partially tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

10'2" x 10'2" (3.12 x 3.10)

Wood laminate floor, panelled radiator.

## Bedroom

13'3" x 9'10" (4.05 x 3.01)

Wood laminate floor, double panelled radiator, built in storage.

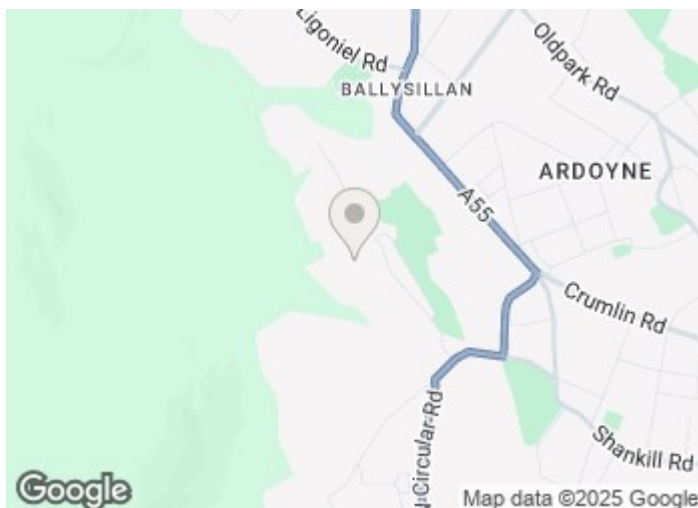
## Bedroom

10'1" x 6'11" (3.09 x 2.12)

Built in storage, panelled radiator.

## Outside

Gardens front, side and rear in lawn. Patio area, pvc oil tank, boiler house, outside tap and light.



## 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.

