



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 22 Alexandra Gardens , Belfast, BT15 3LJ

**Offers Over £400,000**

Magnificent Period Residence Holding a Prime Position Within This Most Highly Regarded Residential Location.

A fabulous opportunity to purchase a uniquely designed home holding a prime site within what is one of North Belfast's premier addresses. The spacious interior comprises 4 double bedrooms, 3 reception rooms, 3/4 panelled entrance hall, large fitted kitchen with dining area and classic white bathroom suite with separate shower cubicle. The dwelling further benefits from uPvc double glazed windows, oil fired central heating and downstairs furnished cloakroom with utility area. A detached double garage combines with extremely private gardens front and south facing rear and the perfect location with leading schools, public transport and Cavehill Country Park all on its doorstep and the city a short commute away to make this the perfect family home with superb potential - Early Viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
Northern Ireland		EU Directive 2002/91/EC



# 22 Alexandra Gardens

, Belfast, BT15 3LJ



- Magnificent Red Brick Period Detached Villa
- Spacious Family Bathroom
- Oil Fired Central Heating
- Double Detached Garage
- 4 Bedrooms 3 Reception Rooms
- Downstairs Furnished Cloakroom
- Upvc Double Glazed Windows
- Large Fitted Kitchen With Dining Area
- Utility Lobby
- Highly Regarded Residential Location

**Enclosed Entrance Porch**  
Upvc double glazed double storm doors.

**Entrance Hall**  
Glazed vestibule doors, leaded light, 3/4 panelled walls, panelled radiator, wood strip floor, cornice ceiling, understairs storage.

**Living Room**  
16'0" x 12'0" into bay (4.88 x 3.68 into bay)  
Leaded light detail, attractive original fireplace, cast iron inset, wood strip floor, 2 double panelled radiators, cornice ceiling.

**Through Lounge**  
18'4" x 12'5" (5.61 x 3.81)  
Attractive fireplace, wood burning stove, exposed timber floor, built in book shelves, french dresser, wood laminate floor, cornice ceiling, leaded light window, two panelled radiators.

**Morning Room**  
12'2" x 9'4" (3.73 x 2.87)  
Cast iron fireplace, wood strip floor, panelled radiator.

**Kitchen**  
16'4" x 9'10" (4.98 x 3.00)  
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built in oven and ceramic hob, canopy extractor fan, plumbed for dishwasher, fridge/freezer space, partly tiled walls, quarry tiled floor.

Dining area: uPvc double glazed patio doors.

**Utility Lobby**  
6'10" x 6'0" (2.09 x 1.83)  
Stacked tumble dryer and plumbed for washing machine, formica worktops, high level units, tall larder, quarry tiled floor.

**Boiler Area**  
Oil fired boiler.

**Furnished Cloakroom**  
White suite comprising low flush wc, wash hand basin, quarry tiled floor.

**First Floor**  
Twin leaded light windows double panelled radiator.

**Walk-in Hot Press**  
Hotpress/copper cylinder.

**Bathroom**  
White suite comprising panelled bath, pedestal wash hand basin, low flush wc, walk-in shower, electric shower, ceramic tiled floor, 1/2 tiled walls, panelled radiator, cornice ceiling.

**Bedroom**  
12'0" x 9'2" (3.68 x 2.81)  
Double panelled radiator.

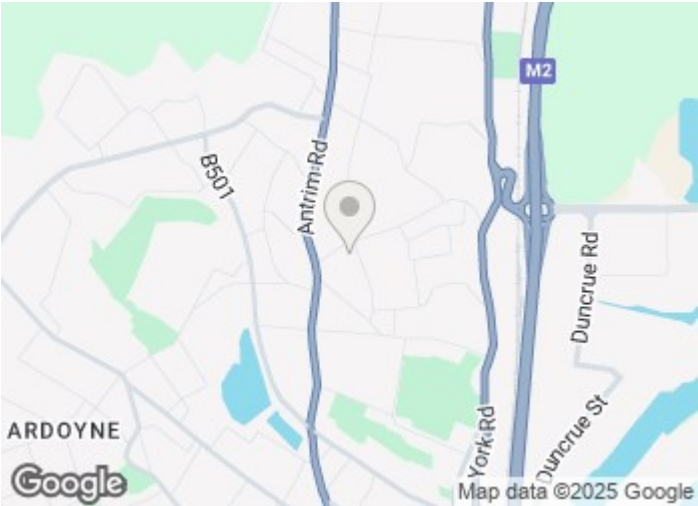
**Bedroom into Bay**  
15'8" x 12'8" (4.78 x 3.88)  
Leaded light detail, panelled radiator.

**Bedroom**  
11'10" x 10'2" (3.63 x 3.12)  
Panelled radiator, leaded light window.

**Bedroom**  
11'11" x 7'10" (3.65 x 2.40)  
Panelled radiator.

**Detached Garage**  
20'9" x 20'9" (6.33 x 6.33)  
Ample carparking, tarmac driveway.

**Outside**  
Heavily screened gardens front and south facing rear in lawns, shrubs mature hedging and trees, outside light and tap, oil tank.



## 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.

