



ULSTER PROPERTY SALES

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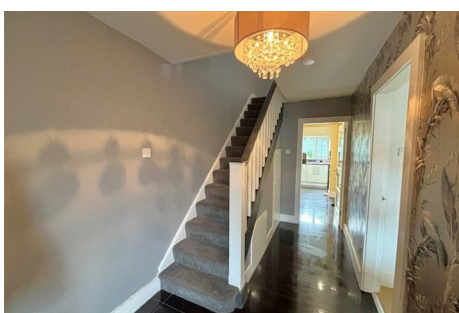
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



29 Ashfield Gardens , Belfast, BT15 3FW

Offers Over £125,000

Magnificent Double Extended and Extensively Refurbished Town House.

A magnificent double extended and extensively refurbished town house presented to the highest possible standard. The richly appointed interior comprises 3 bedrooms, spacious through lounge with dining area, extended luxury integrated fitted kitchen incorporating built-under oven and ceramic hob, tall fridge/freezer and extended contemporary white bathroom suite complete with separate shower cubicle with rainfall shower. The dwelling further offers uPvc double glazed windows and exterior doors, low outgoings, extensive use of porcelain and wood laminate floor coverings, new interior doors, skirting and architraves and has benefited from a comprehensive modernisation programme in recent times. Private rear gardens and a most convenient location with the City a short distance away combines with the stylish presentation makes this an opportunity not to be missed - Early Viewing is highly recommended.

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

29 Ashfield Gardens

, Belfast, BT15 3FW



- Superb Double Extended Town House
- Extended Luxury Kitchen
- uPvc Double Glazed Windows
- Highest Presentation
- 3 Bedrooms
- Extended Contemporary White Bathroom
- Extensively Refurbished
- Through Lounge
- Gas Central Heating
- Private Rear Gardens

Entrance Porch

Entrance Hall

Double panelled radiator, porcelain tiled floor, built-in cupboard, under stairs storage.

Through Lounge

23'0" x 11'0" (7.01 x 3.35)

Wood laminate floor, double panelled radiator.

Dining Area

Double panelled radiator, wood laminate floor.

Extended Kitchen

15'6" x 7'9" (4.72 x 2.36)

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, built-in

under oven and hob, extractor hood, integrated fridge/freezer, gas fired boiler, panelled radiator, partially tiled walls, porcelain tiled floor.

First Floor

Landing, built-in cupboard, access to roof space.

Bedroom

10'0" x 11'0" (3.05 x 3.35)

Single panelled radiator, wood laminate floor.

Bedroom

12'6" x 10'10" (3.81 x 3.30)

Double panelled radiator, wood laminate floor.

Bedroom

8'0" x 6'7" (2.44 x 2.01)

Double panelled radiator, wood laminate floor.

Bathroom

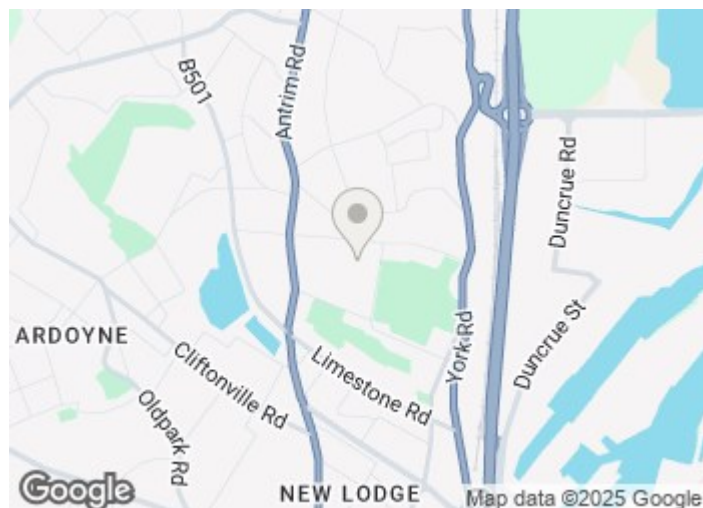
Contemporary white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, shower cubicle, rainfall shower, telephone hand shower, extractor fan, fully tiled walls, recessed lighting, ceramic tiled floor.

Roof Space

Insulated

Outside

Paved front garden, rear garden in grass and patio area.



Directions



Floor Plan

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