



## 23 Sarajac Crescent, Belfast, BT14 6SD

Offers Over £279,950

- Extended red brick semi detached villa in quiet residential cul de sac
- 2 Separate reception rooms
- Shower room with separate W/C
- Gas fired central heating
- Generous site with gardens to front and rear
- 3 Bedrooms
- Modern shaker style fitted kitchen
- Double glazing in uPVC frames
- Detached garage
- Cul de sac location

# 23 Sarajac Crescent, Belfast BT14 6SD

Located in a quiet cul-de-sac just off the ever-popular Cavehill Road, this impressive extended red brick semi-detached villa offers a rare opportunity to acquire a bright and spacious family home on a generous site.

Boasting well-proportioned accommodation throughout, the property is ideal for modern family living, with ample space both inside and out. The home has been thoughtfully extended and enjoys an abundance of natural light, enhancing the sense of space in every room.

Externally, the property benefits from a large detached garage and generous gardens suitable for outdoor living and entertaining. Situated just minutes from the many shops, cafes, schools, and transport links of the Cavehill Road, the location is as convenient as it is peaceful.

Early viewing is highly recommended to fully appreciate the space, setting, and potential this exceptional home has to offer.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE PORCH**

uPVC front door, ceramic tiled flooring

### **ENTRANCE HALL**

uPVC front door, laminate wood flooring

### **CLOAKS**

Low flush W/C

### **LOUNGE**

13'3" x 11'5"

Laminate wood flooring, feature cast iron fireplace  
slate tiled hearth, open fire

### **FAMILY ROOM**

18'2" x 11'5"

Laminate wood flooring, feature marble fireplace  
mahogany surround, sliding doors to garden

### **KITCHEN**

14'6" x 9'10"

Range of high and low level shaker style units,  
round edge worksurfaces, single drainer sink unit with  
mixer tap and vegetable sink, space for Range  
cooker, extractor fan, wall tiling.

Casual dining area, downlighters, understairs  
storage, integrated fridge freezer

## **FIRST FLOOR**

### **LANDING**

Access to roofspace

### **BEDROOM (1)**

13'4" x 11'5"

Including built in mirror sliderobes, laminate wood  
flooring

### **BEDROOM (2)**

11'5" x 11'2"

Laminate wood flooring

### **BEDROOM (3)**

9'11" x 7'0"

### **SHOWER ROOM**

Glazed shower cubicle with feature rainfall shower  
and separate hand held shower, vanity unit sink, PVC  
panelled walls and ceiling, downlighters, extractor fan,  
chrome heated towel rail, Worcester gas fired boiler,  
downlighters

### **SEPARATE W/C**

Low flush W/C, fully tiled walls, ceramic tiled flooring,  
pine panelled ceiling

## **OUTSIDE**

Front in lawn, plants and shrubs

Side in tarmac driveway

Rear in neat lawn, paved patio area, uPVC fascia and  
rainwater goods, outside light and tap

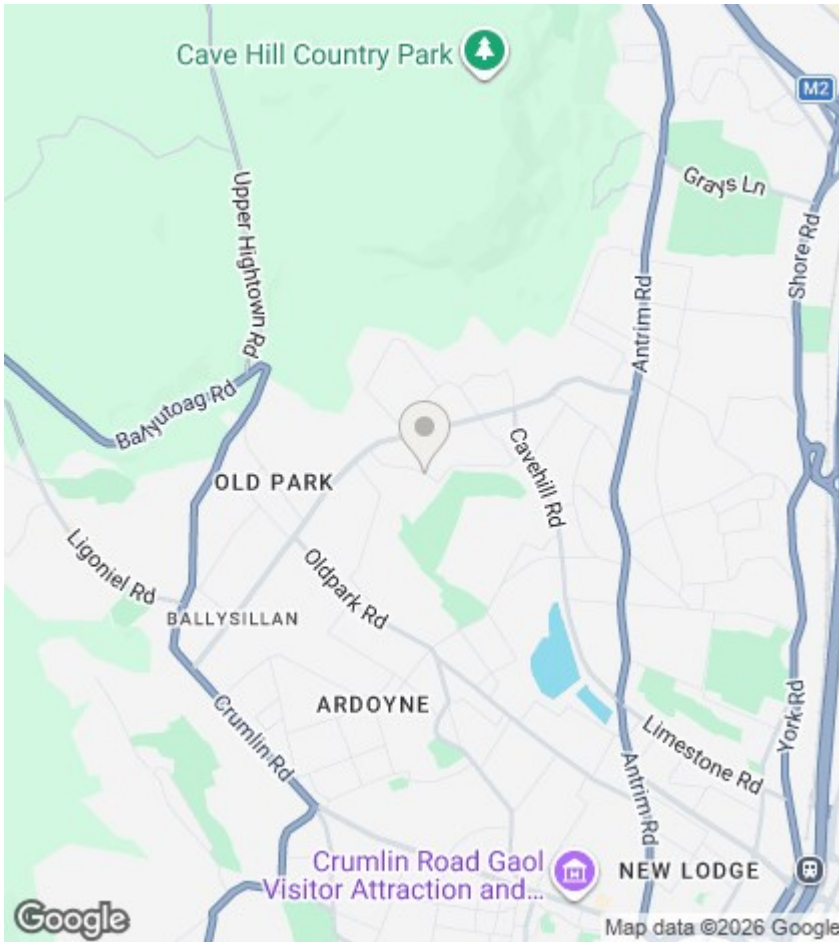
### **GARAGE**

20'10" x 11'0"

Light and tap, plumbed for washing machine

### **SEPARATE STORE TO REAR OF GARAGE**

11'10" x 9'0"



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

