



646 Oldpark Road, Belfast, BT14 6QL

Offers Over £164,950

- Semi detached villa in highly popular and convenient location
- Open plan lounge/dining room
- Bathroom
- Gas fired central heating
- Garden Room
- 3 Bedrooms (main with modern ensuite shower room)
- Kitchen
- Double glazing
- Tarmacked driveway to front/Enclosed to rear
- Located close to excellent schools, shops and public transport facilities

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Positioned in a highly popular and convenient location, this semi-detached villa offers fantastic potential for buyers seeking a spacious family home with scope to modernise and add value. The property boasts three bedrooms, including an extended third bedroom and a modern ensuite shower room to the principal bedroom. Internally, there is an open plan lounge/dining room, kitchen and family bathroom, complemented by double glazing and gas fired central heating. Externally, the property benefits from a tarmacked driveway to the front and an enclosed rear garden. A standout feature is the generous garden room to the rear, offering excellent potential for a home office, gym or bar. In need of modernisation in areas, the property has been priced accordingly, presenting an excellent opportunity for prospective purchasers.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

PVC front door, laminate wood flooring, understairs storage, Worcester gas boiler

Open plan Lounge/Dining Room

21'3 x 9'6

Laminate wood flooring, French doors to rear

Kitchen

14'8 x 5'10

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, built in stainless steel oven, stainless steel extractor fan, gas hob, plumbed for washing machine, space for tumble dryer, space for fridge freezer, ceramic tiled flooring

First Floor

Landing

Bedroom (1)

10'7 x 9'8

Laminate wood flooring

Bedroom (2)

9'11 x 7'10 (built in slide robes)

Laminate wood flooring, built in slide robes

Bathroom

Panelled bath, thermostatic controlled shower, glazed shower screen, panelled walls, low flush W/C, vanity sink unit, chrome heated towel rail, uPVC panelled ceiling

Previously 3rd bedroom/access to 2nd floor

Laminate wooden flooring

Second Floor

Bedroom (3)

11'6 x 9'11

Laminate wood flooring, Velux windows, built in wardrobe, eave storage, downlighters

Ensuite Shower Room

Shower unit, thermostatic controlled shower, rainwater effect shower head, glazed shower screen, extractor fan, vanity sink unit, low flush W/C, wall paneling

Outside

Front: Tarmacked driveway with space for multiple car parking spaces, artificial grass

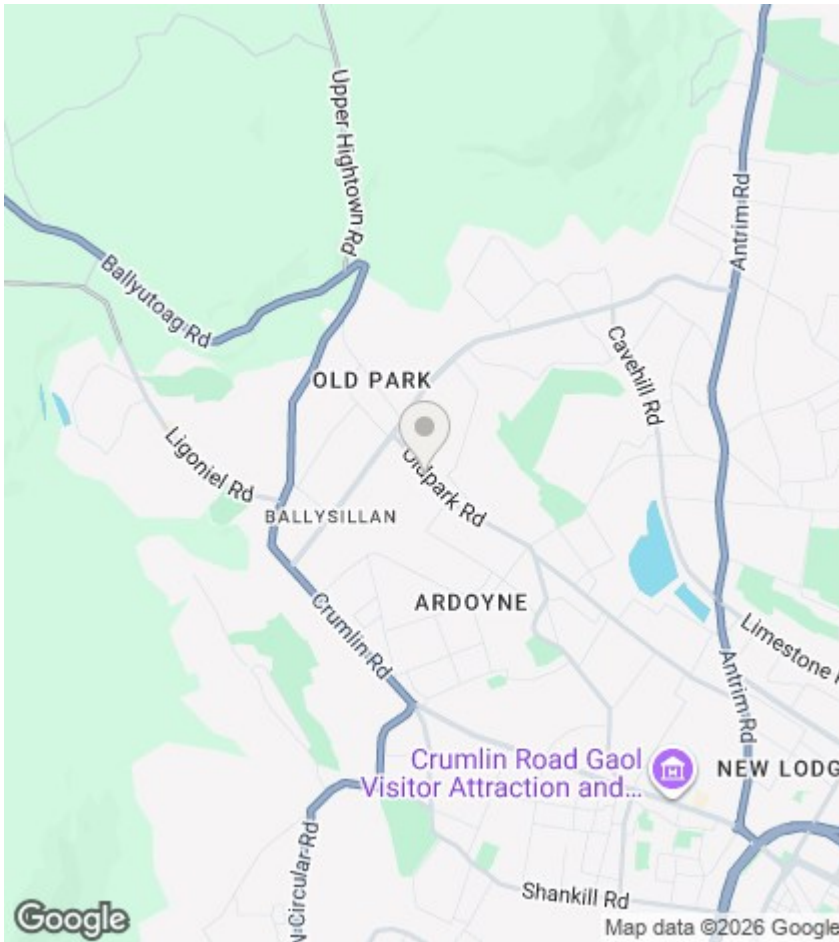
Side: Enclosed, decking area

Rear: Raised decking area, outside tap, outside light
Split level garden with paved patio area

Garden room

18'4 x 16'4

Garden room with French doors to the garden, downlighters



Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 	