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138 Larkfield Road

**Belfast
BT4 1QF**

Offers In Region Of £149,950

138 LARKFIELD ROAD, BELFAST, BT4 1QF

- Semi Detached Home
- Spacious Living Room
- Open Plan Kitchen / Dining Area
- Three Bedrooms
- Bathroom With White Suite & Ground Floor Cloakroom with W.C.
- UPVC Double Glazed Windows
- Gas Fired Central Heating
- Enclosed Gardens To The Front, Side & Rear
- Convenient To Local Amenities, Arterial Routes To Belfast & Public Transport Links
- Popular & Convenient Location



Property Description

This semi detached property is located in the Sydenham area of East Belfast and offers bright accommodation throughout.

Internally the property briefly comprises three bedrooms, generous living room, fitted kitchen with dining area, downstairs cloakroom with w.c. and a bathroom with white suite.

Externally the property has enclosed gardens to the front, side and rear. Additional benefits include gas fired central heating and double glazed windows. The property's location offers ease of access to a range of amenities, local schools, Victoria Park and arterial routes to Belfast and Bangor via road & rail.





Property Comprise s

uPVC double glazed front door to..

ENTRANCE HALL

Tiled floor

CLOAKROOM

White suite comprising low flush wc, pedestal wash hand basin, tiled floor, extractor fan

LOUNGE 13' 7" x 11' 8" (4.14m x 3.56m)

Laminate wood effect floor

KITCHEN WITH DINING AREA 18' 0" x 10' 5" (5.49m x 3.18m)

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, four ring gas hob with electric oven under, extractor fan, plumbed for washing machine, part tiled walls, tiled floor, uPVC double glazed patio doors to rear



FIRST FLOOR

LANDING

BEDROOM 13' 7" x 9' 8" (4.14m x 2.95m)

BEDROOM 9' 8" x 7' 2" (2.95m x 2.18m)



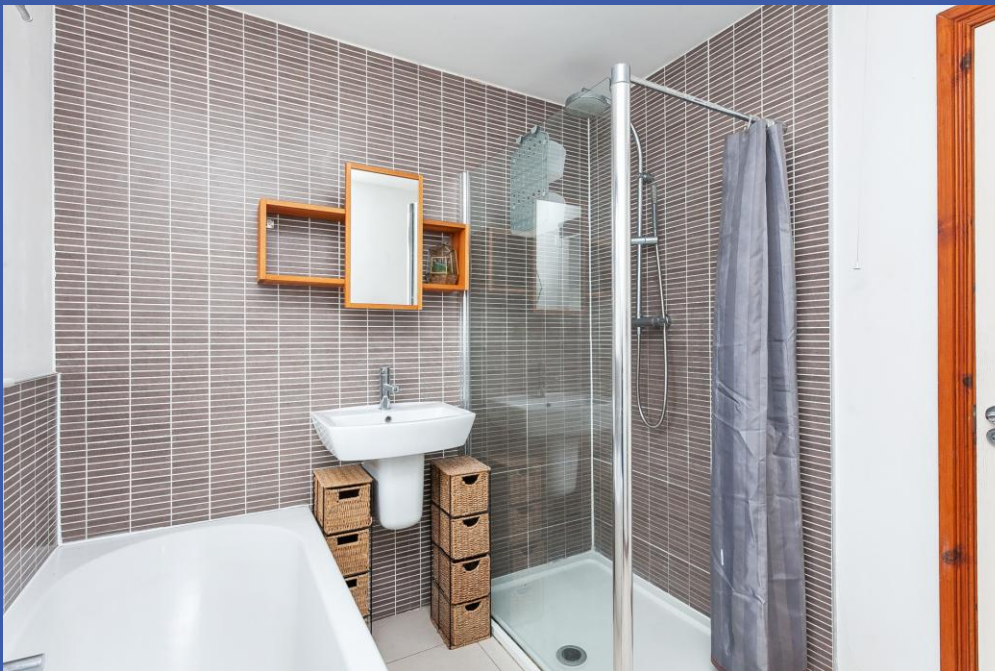
BEDROOM 13' 7" x 8' 0" (4.14m x 2.44m) (at widest points)

BATHROOM

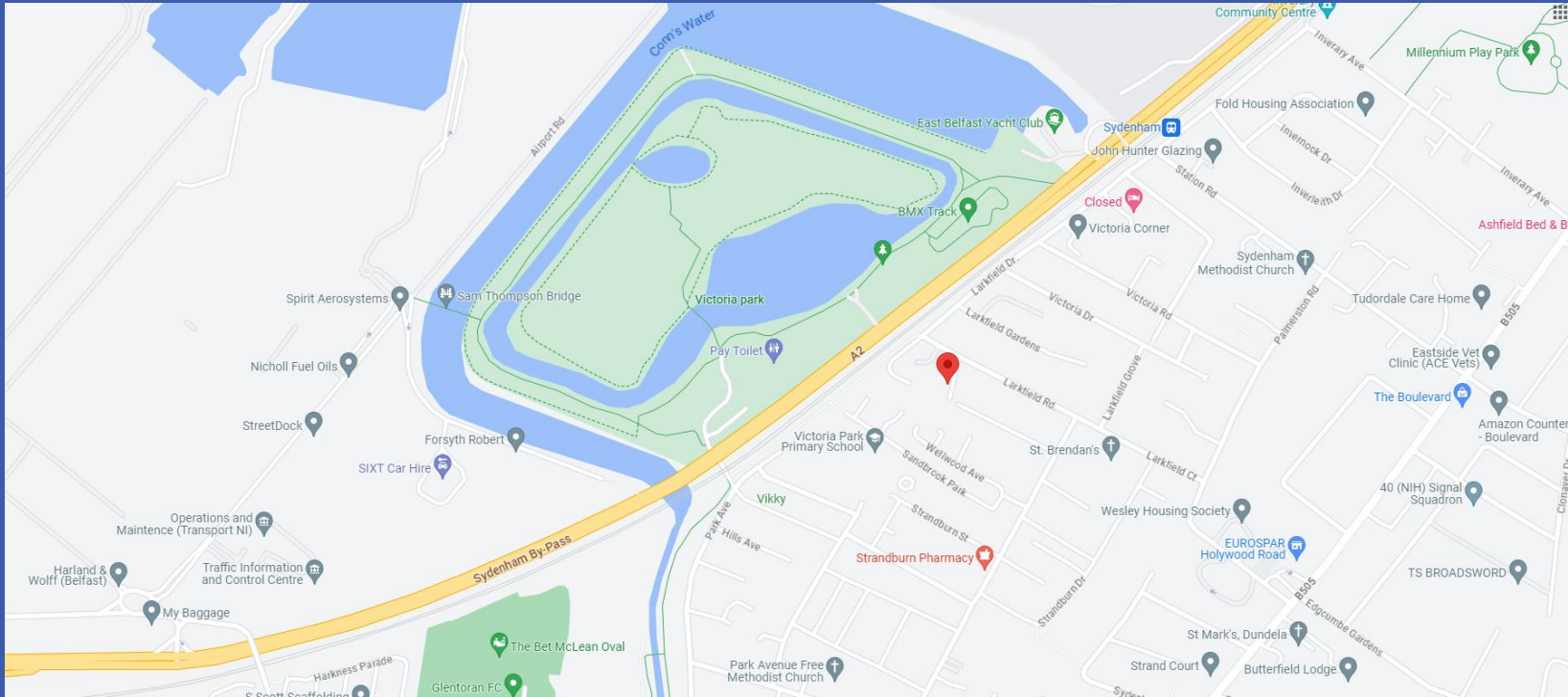
White suite comprising panelled bath, pedestal wash hand basin, low flush wc, fully tiled shower cubicle with rainwater shower, tiled floor, part tiled walls

OUTSIDE

Front garden with boundary fence, rear and side gardens in lawns.







Directions:

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		



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