



Property Link

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109 Old Westland Road, BT14 6TE

Offers over £115,000

Property Description

Property Link are delighted to present to the market this beautiful refurbished home which has been modernised throughout to an excellent standard to include electrical rewiring, and gas central heating.

The modern interior comprises, a spacious tasteful lounge, stunning extended kitchen incorporating grey gloss cabinets, oven and ceramic hob, integrated dishwasher, free standing washing machine and fridge freezer. The ground flooring is fully tiled boasting a crisp modern feel. Upstairs the property has 3 good sized bedrooms with laminate flooring, and a fully tiled modern bathroom. The Property is presented to a high standard and would be ready for anyone to take residence.

Gardens to front are laid with shrubs and steps down to front door, the rear garden has a raised deck area with wooden fencing on both sides and gate for rear access leading to ample on road parking.

The property is well located and has a number of schools and colleges, with a great selection of amenities close by and is well positioned for commuting to Belfast City Centre or further afield via motorway links.

The property is currently tenanted, however can be offered with vacant possession which means it appeals to a variety of buyers, investors, first time buyers and families alike so early viewing is highly recommended.



Key Features

- Fully refurbished to a high standard
- 3 Bedrooms
- Spacious modern lounge
- Modern white bathroom suite
- Extended modern kitchen
- UPVC double glazed windows
- Gas central heating fitted in 2019
- Electrical rewired in 2019
- Decked raised patio area
- Excellent location

Accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

3.80m x 1.71m

Wooden rosewood coloured frontdoor. Attractive tiled floor, under stairs storage area.

LIVING ROOM

3.80mm x 4.18m

Attractive tiled floor, spacious comfortable room, UPVC rosewood window, radiator.

KITCHEN

2.83m x 5.99m

Stunning kitchen comprising of a range of grey gloss units, fitted oven and ceramic hob, integrated dishwasher, ample space for dining table and chairs, free standing washing machine and tumble dryer, grey tiled floor. Wooden back door.

FIRST FLOOR

LANDING

2.72m x 1.81m

Spacious airing cupboard and stylish grey carpet.

BEDROOM 1

2.75m x 4.02m

UPVC rosewood window, grey effect laminate floor, radiator.

BEDROOM 2

3.28m x 2.89m

UPVC rose wood window, grey effect laminate floor, radiator.

BEDROOM 3

2.38m x 3.09m

UPVC rosewood window, grey effect laminate floor.

BATHROOM

1.79m x 1.96m

Modern white suite comprising shower cubicle, thermostatic shower, sink and low-level WC, fully tiled walls and floor, towel rail.

OUTSIDE

Gardens at front laid with shrubs with steps down to front door. Rear garden has raised decking and wooden fencing to both side with door to rear street where ample on road parking is positioned.











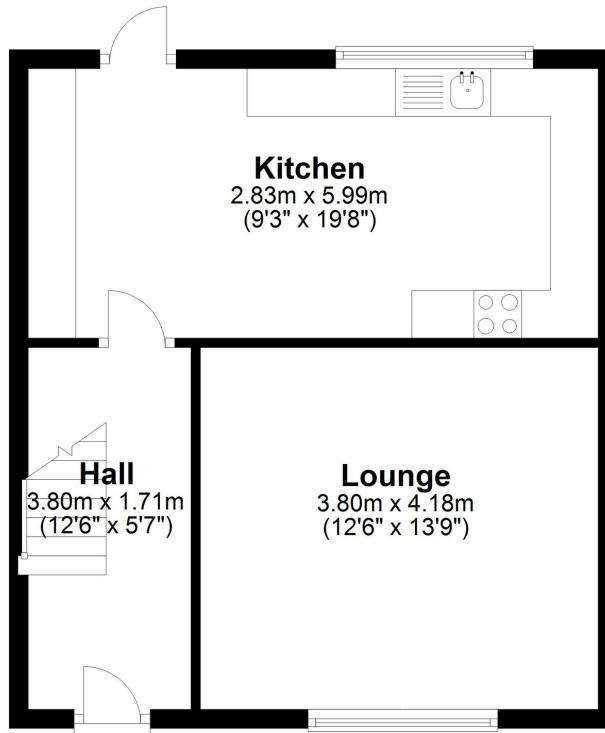




Floor Plan

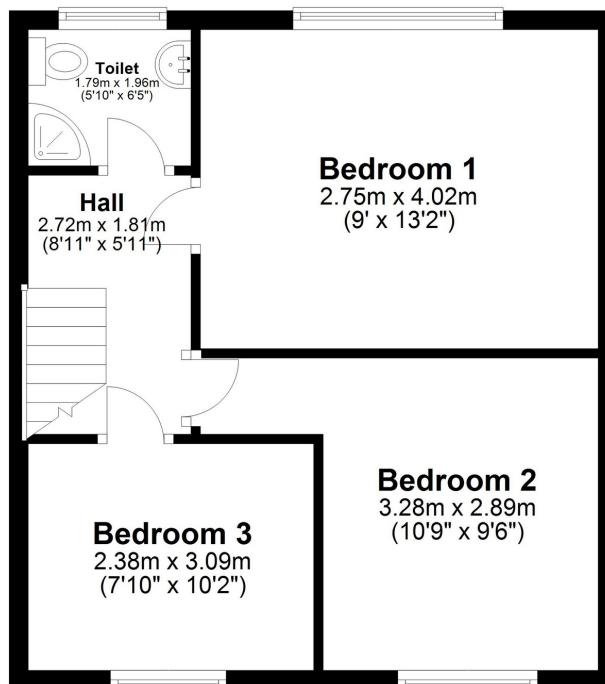
Ground Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		

Agent details

Affix Business card here



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