

**OUTSIDE**

Enclosed, low maintenance garden to front, and a fully enclosed paved garden to rear, with steps to communal off street parking.



**Neil Farrell**  
Senior Mortgage and Protection Adviser

Ashwood House Riverside Office Park, Newforge Lane,  
Belfast, BT9 5NF  
T: 02890 662187 m: 07934 799202  
E: neil.farrell@mab.org.uk  
W: mortgageadvicebureau.com/belfast

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		

The annual rate calculation shows full annual rates for the current rating year (April to March): pending- rates site was down  
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Pinpoint Offices  
Marlborough House, 348 Lisburn Road, Belfast, BT9  
6GH 188 Cavehill Road, Belfast BT15 5EX

Contact Pinpoint  
028 9068 2777  
sales@pinpointproperty.com  
pinpointproperty.com



Offers Over:  
**£99,950**

Viewing: By appointment through agent



**125 Old Westland Road,  
Cavehill,  
Belfast,  
BT14 6TE**

**028 9068 2777**

sales@pinpointproperty.com  
www.pinpointproperty.com

- Attractive mid terrace property in popular location.
- Three bedrooms.
- Lounge with attractive fireplace.
- Kitchen with range of high and low level units.
- First floor Shower room with white suite.
- uPVC double glazing.
- Oil heating.
- Perfect first time buy.



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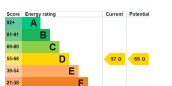
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YES



YES

## About The Property:

We are delighted to offer for sale this well appointed mid terrace property enjoying a prominent site with a pleasant outlook in this quiet residential area just off the Cavehill Road, North Belfast.

Internally the dwelling boasts a spacious lounge, kitchen with casual dining, three good sized bedrooms and a shower room with white suite.

Externally, to the front there is a low maintenance paved garden, whilst at the back the spacious plot - which is also paved would be ideally suited should the purchaser wish to install off road parking.

Other benefits include uPVC double glazing, and oil heating.

Equally suited to the first time buyer, downsizer or investor this property is moderately priced and we expect interest to be strong.

Early viewing is advised to avoid disappointment.



### ENTRANCE HALL

uPVC front door with matching side panels.

### LOUNGE

4.28M (14'1) X 3.83M (12'7)

Attractive fireplace with tiled surround and hearth.

### KITCHEN

4.02M (13'2) X 2.83M (9'3)

Range of high and low level units, formica work surfaces, stainless steel sink unit, cooker space, plumbed for washing machine, tumble dryer space, space for fridge/freezer, tiled walls, tiled floor.

### REAR HALLWAY

Storage cupboard, wood effect laminate flooring.



### FIRST FLOOR LANDING

Access to roofspace.

### BEDROOM 1

4.18M (13'9) X 3.12M (10'3)

Wood effect laminate flooring, built in cupboard.



### BEDROOM 2

4.21M (13'10) X 2.82M (9'3)

Wood effect flooring, built in cupboard.

### BEDROOM 3

3.19M (10'6) X 2.3M (7'7)



### SHOWER ROOM

White suite comprising vanity unit, low flush W/C, walk in shower cubicle with electric shower, fully tiled walls.