



## 24 Shancoole Park , Belfast, BT14 8JQ

**Offers In The Region Of  
£210,000**

Extended Semi Detached Villa Holding A Fabulous Cul-De Sac Position Set Within This Much Admired Residential Location Offering The Perfect Family Sized Accommodation.

Holding a prime cul-de-sac position within this most popular and sought-after residential location, this attractive extended semi detached villa offers fabulous potential. The excellently proportioned interior comprises 3 bedrooms, 2 reception rooms with an extended lounge to the rear, fitted kitchen and bathroom in white suite with separate WC. The dwelling benefits from oil fired central heating with the majority of the windows in double glazed PVC units. The property has been maintained to good standard over the years and offers the perfect sized family accommodation within easy walking distance of leading schools, public transport parks and excellent local shopping. A detached matching garage and private gardens with terraced rear in raised patios mature shrubs and trees makes this an opportunity not to be missed.

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	34	52
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 24 Shancoole Park

, Belfast, BT14 8JQ



- Highly Regarded Residential Location
- Fitted Kitchen
- Majority Windows Double Glazed
- Cul De Sac Position
- Bathroom In White Suite
- Detached Matching Garage
- 3 Bedrooms 2 Reception Rooms
- Oil Fired Central Heating
- Extended Semi Detached Villa

## Enclosed Entrance porch

Solid wood entrance door, ceramic tiled floor

## Entrance Hall

Glazed vestibule door, twin cloaks, panelled radiator.

## Lounge

12'8" x 11'10" (3.87 x 3.61)  
Tiled fireplace, panelled radiator.

## Extended Livingroom

19'3" x 11'8" (5.89 x 3.56)  
Tiled fireplace, panelled radiator.

## Dining Area

## Kitchen

9'3" x 8'0" (2.84 x 2.44)  
Single drainer stainless steel sink unit.  
Range of high and low level units, cooker space, extractor fan, plumbed for

a washing machine, fridge freezer space, fully tiled walls, broom cupboard ceramic tiled floor, panelled radiator.

## First floor

Landing, slingsby type ladder to loft floored, electric light.

## Bathroom

White suite comprising shower cubical electric shower, pedestal wash hand basin, fully tiled walls, chrome radiator, hot-press.

## Separate W/C

White suite comprising low flush wc, fully tiled walls, ceramic tiled floor.

## Bedroom

11'10" x 11'10" (3.62 x 3.61)  
Panelled radiator.

## Bedroom

12'7" x 12'0" (3.84 x 3.68)  
Panelled radiator

## Bedroom

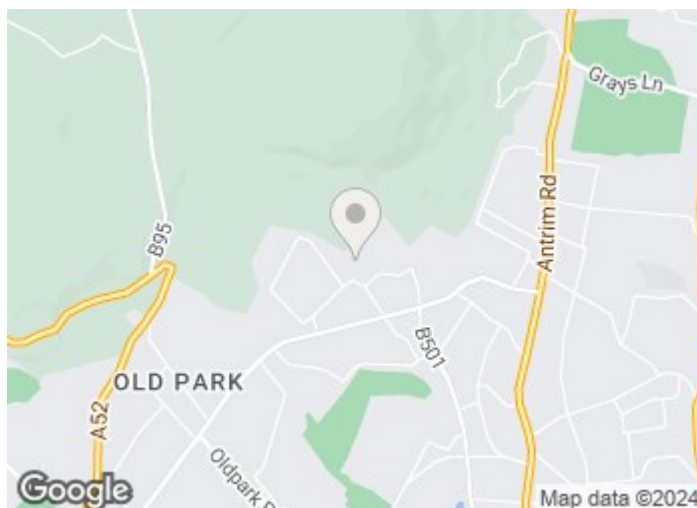
8'11" x 8'2" (2.74 x 2.50)  
Panelled radiator

## Outside

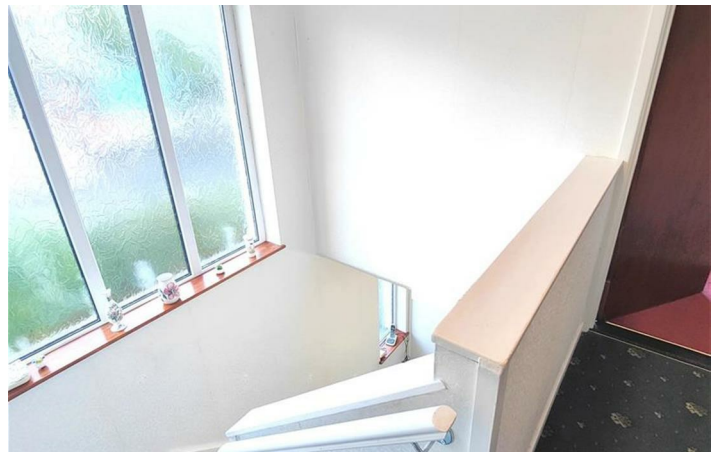
Mature Gardens front and rear in lawns, shrubs and flower beds. terraced rear in raised patio areas and garden paths with trees and shrubs.

## Garage

18'4" x 9'11" (5.60 x 3.04)  
Roll shutter door, tarmac driveway. Oil fired central heating, oil tank.



## Directions



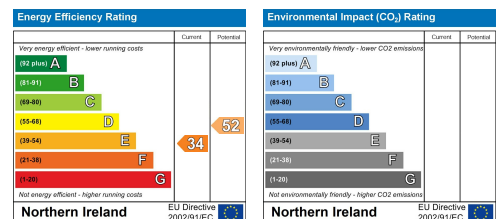
# Floor Plan

24, Shancoole Park, BELFAST, BT14 8JQ



Total Area: 103.2 m<sup>2</sup> ... 1111 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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