

KARL  
BENNETT  
& CO

*Go For Sold*



111 Abbey Park, Belfast, BT5 7HP  
Offers in the region of £249,950

- Beautifully presented extended semi - detached villa
  - Bright and spacious lounge
- Luxury fitted kitchen with integrated appliances open plan to
- Family room with wood burning stove and ample dining area
  - Downstairs WC
  - Three good bedrooms
- Modern bathroom with a four piece white suite
- Gas fired central heating and newly fitted Upvc windows and doors
  - Driveway leading to detached garage
  - Early viewing comes highly recommended

Composite front door



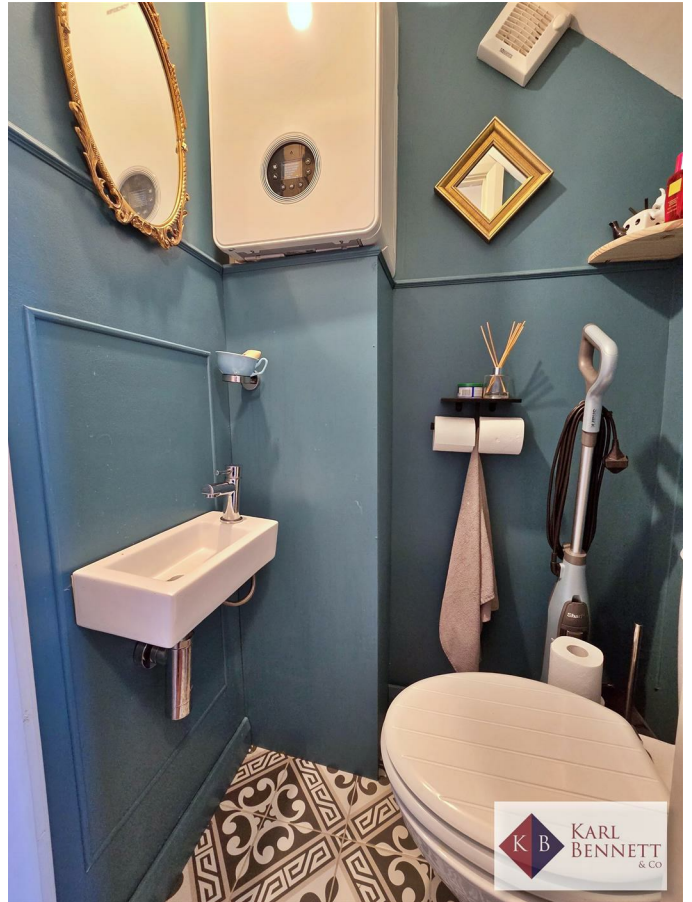
Recessed low voltage lighting. Laminate wood floor. Open to

Family room open plan to dining area



Feature fireplace with wood burning stove, laminate wood floor. Sliding uPVC patio door to rear garden. Recessed low voltage lighting.

Downstairs WC



Entrance Hall



Laminated wooden floor.

Lounge 10'5" x 10'5" (3.18mx 3.18m)



Low flush WC, semi-pedestal wash hand basin with chrome mixer tap, extractor fan, tiled floor. Gas fired boiler.

Kitchen 24'02" x 17'07"



Range of high and low level units, ceramic sink with drainer and Quooker boiling water tap, built in oven and hob with stainless steel chimney extractor fan, integrated dishwasher and fridge freezer, plumbed for washing machine, space for tumble dryer. Breakfast bar.

## Upstairs Landing



Access to roof space.

Bedroom 1 13'05" x 10'06" (4.09m x 3.20m)



Bedroom 2 11'01x10'02" (3.38mx3.10m)



at widest points.

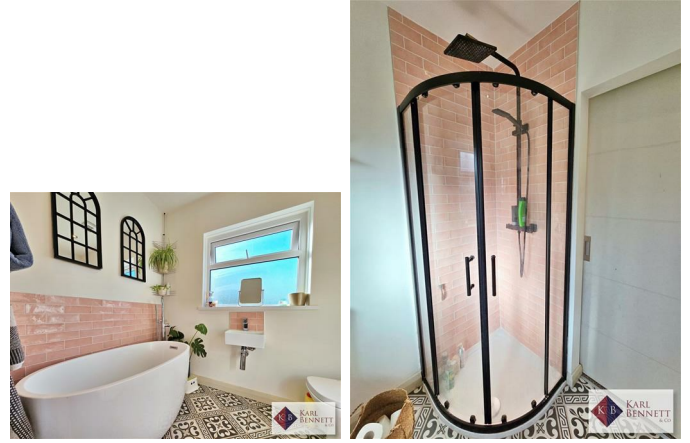
Built in storage.

Bedroom 3 10'09 x 6'05" (3.28m x 1.96m)



Built in storage. Part wood panelled walls.

## Bathroom



Four piece white suite comprising low flush WC, standalone tub bath with freestanding chrome mixer taps, semi pedestal wash hand basin with chrome mixer tap and tiled splashback. Fully tiled corner shower unit with thermostatically controlled shower unit with overhead rain drencher and separate hand shower. Towel radiator. Tiled floor. Part tiled walls. Extractor fan.

## Roofspace

Fully floored with light and power.

## Outside

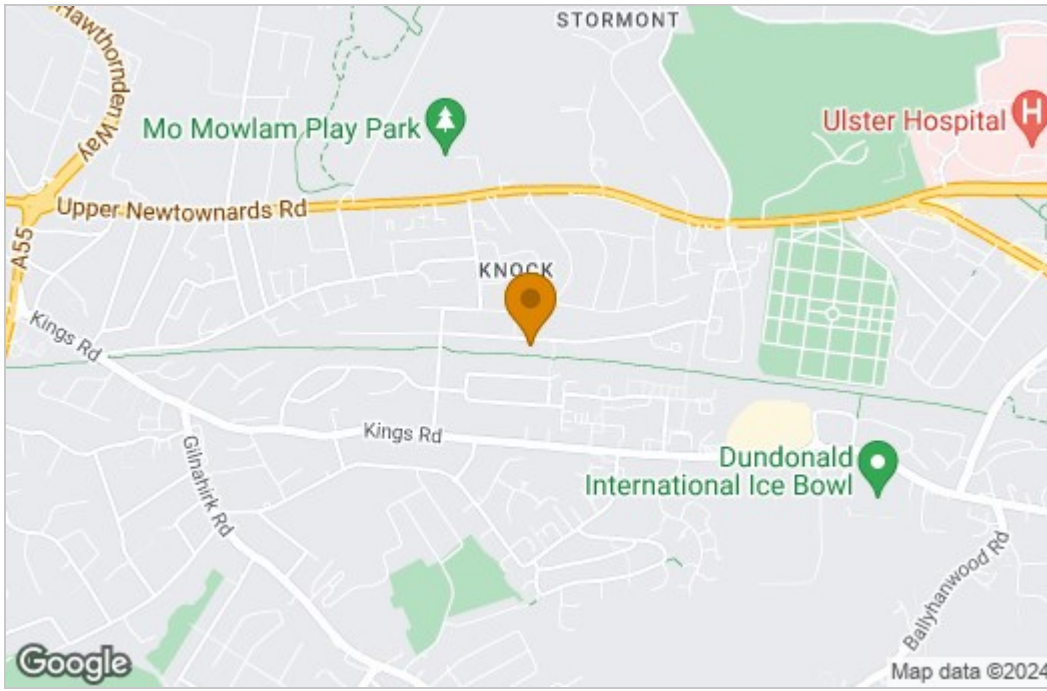


Tarmac driveway leading to detached garage, front gardens laid in grass and shrubs, back garden laid in lawn with decked area with outside light and outside water tap.

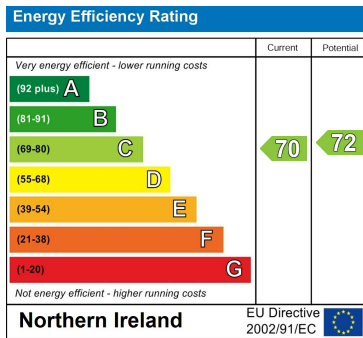
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## Area Map



## Energy Efficiency Graph



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