



## 24 Wheatfield Gardens , Belfast, BT14 7HU

**Offers Over £175,000**

Beautiful Period Semi Detached Villa Holding A Magnificent Mature Site Within This Ever Popular Location

A most attractive semi detached villa which has been modernised and maintained to an excellent standard but yet retains much period detail. The spacious interior comprises 3 bedrooms, 2 reception rooms, both into bay, extended fitted kitchen with built-under oven and ceramic hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, pvc fascia and eaves, three quarter panelled entrance hall and extensive use of wood laminate and ceramic floor coverings.

Mature gardens with hard landscaped areas and an extensive rear garden with garage combine with the perfect location to make this the ideal family home worthy of your immediate attention - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 24 Wheatfield Gardens

, Belfast, BT14 7HU



- Magnificent Period Semi Detached Villa
- Modern White Bathroom Suite
- Pvc Fascia & Eaves
- Extensive Rear Garden
- 3 Bedrooms, 2 Reception Rooms
- uPvc Double Glazed Windows
- Superb Roofspace Storage
- Extended Fitted Kitchen
- Gas Central Heating
- Detached Garage

## Open Entrance Porch

### Entrance Hall

Mahogany entrance door, three quarter panelled walls, under stairs cloaks, panelled radiator, wood laminate floor.

### Lounge

14'1" x 11'9" (4.28 x 3.59)

Into bay, wood laminate floor, picture rail, cornice ceiling.

Archway:

### Dining Room

11'11" x 11'5" (3.63 x 3.47)

Into bay, double panelled radiator, wood laminate floor, picture rail.

### Extended Kitchen

18'10" x 6'4" (5.73 x 1.92)

Single drainer stainless steel sink unit, extensive range of high and low level

units, formica worktops, built-in under oven and ceramic hob, stainless steel extractor fan, under fridge and freezer space, plumbed for washing machine, partly tiled walls, uPvc double glazed rear door, double panelled radiator, ceramic tiled floor, recessed lighting.

### Roof Space

Slingsby type ladder, partly tiled floor, Velux roof light, insulated, panelled radiator, gas boiler.

### First Floor

Landing

### Bedroom

8'5" x 7'7" (2.57 x 2.31)

Wood laminate floor, panelled radiator.

### Bedroom

12'7" x 11'3" (3.83 x 3.43)

Wood laminate floor, panelled radiator.

### Bedroom

11'3" x 10'1" (3.42 x 3.07)

Double panelled radiator.

### Bathroom

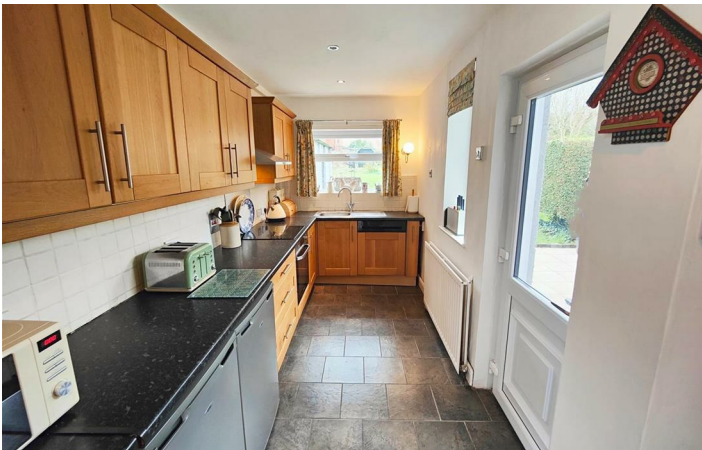
Modern white suite comprising panelled bath, shower screen, drench shower, telephone hand shower, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, pvc ceiling, chrome radiator.

### Outside

Gardens front and extensive rear in lawns, shrubs and flowerbeds, patio areas.



## Directions



# Floor Plan

24 Wheatfield Gardens, BELFAST, BT14 7HU



Total Area: 86.7 m<sup>2</sup> ... 934 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-91% <b>A</b>	
91-81% <b>B</b>		81-91% <b>B</b>	
80-69% <b>C</b>		69-80% <b>C</b>	
55-68% <b>D</b>		55-68% <b>D</b>	
44-54% <b>E</b>		44-54% <b>E</b>	
21-38% <b>F</b>		21-38% <b>F</b>	
1-20% <b>G</b>		1-20% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>56</b>	<b>63</b>		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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