

## 9 Mayo Park , Belfast, BT13 3BJ

**Offers Around £159,950**

Stunning Extensively Refurbished Semi Detached Villa With Magnificent Landscaped Site.

A uniquely individual Semi-Detached residence modernised to the highest possible standard by the present owner creating a stunning family home. The modern contemporary interior comprises 3 bedrooms, through lounge with bow window open dining with patio doors to garden, superb integrated kitchen incorporating built-in double oven and ceramic hob, fridge freezer plus washing machine with mood lighting and modern white family bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating, pvc fascia and eaves, extensive use of wooden floor coverings, and built-in mirrored slider robes to bedroom one. Hard landscaped gardens front and private rear garden with extensive outside lighting and ample carparking to the front with a cul de sac setting combines with the highest presentation to make this the perfect family home.

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

# 9 Mayo Park

, Belfast, BT13 3BJ



- Stunning Modern Semi Detached Villa
- Highest Presentation Inside And Out
- 3 Bedrooms Through Lounge
- Luxury Integrated Kitchen
- Modern White Bathroom
- Upvc Double Glazed Windows
- Gas Central Heating
- Hard Landscaped Gardens
- Cul-De Sac Position
- Many Extras

## Open Canopy Porch

Down lighters

## Entrance Hall

Upvc double glazed entrance door, Hearing bone designed wood floor, under stair storage.

## Cloakroom

Wall mounted gas boiler, utility area.

## Through Lounge

23'5" x 11'4" (7.14 x 3.47)

Feature wood strip floor, 2 panelled radiators

## Dining Area

Upvc double glazed patio doors to private rear garden

## Kitchen

10'5" x 7'6" (3.18 x 2.31)

Bowl 1/2 single drainer stainless steel sink

unit , extensive range of integrated high and low level units formica worktop, Built-in double oven, ceramic hob, stainless steel canopy extractor fan. Integrated washing machine , integrated fridge freezer, tall pull out larder. Hearing bone designed wooden floor, partly tiled walls, recessed lighting, Upvc double glazed rear door.

## First Floor

Landing

## Bedroom

9'5" x 9'0" (2.89 x 2.75)

Wood laminate floor, panelled radiator.

## Bedroom

12'8" x 10'1" (3.87 x 3.09)

Built-in mirrored slider robes, wood strip floor, panelled radiator

## Bedroom

13'5" x 10'3" (4.11 x 3.13)

Wood strip floor, panelled radiator.

## Bathroom

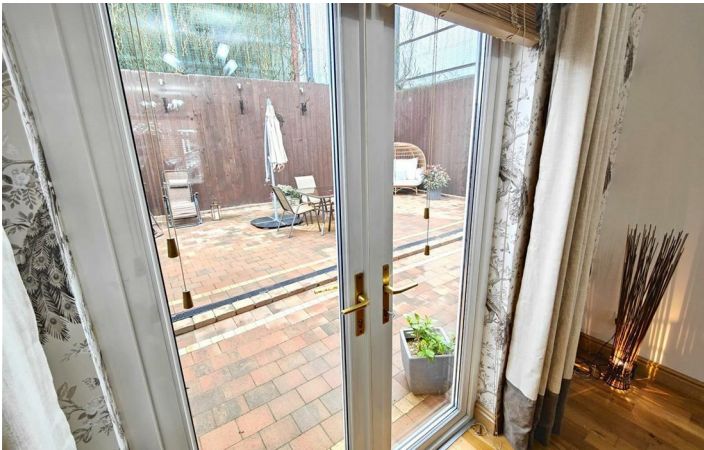
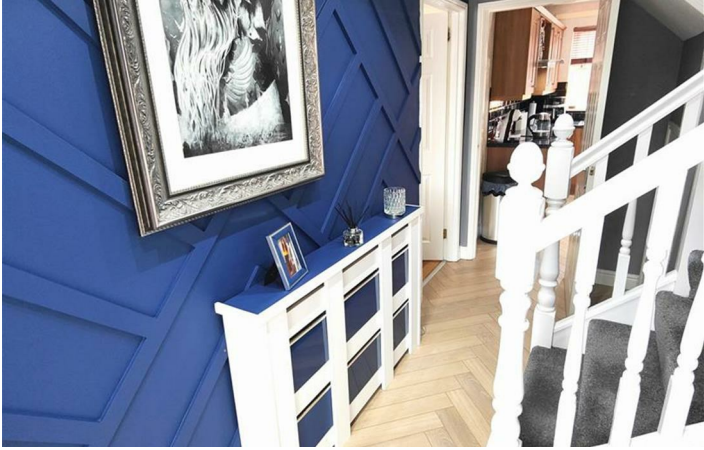
Deluxe white suite comprising panelled bath, shower screen, thermostatically controlled shower, vanity unit, low flush wc, pvc panelled walls and ceiling, feature radiator, ceramic tiled floor, recessed lighting.

## Outside

Hard landscaped gardens front in brick paving with carparking for 2 cars, gated side path. Rear garden hard landscaped in brick paving with feature patio area, privately screened with extensive use of down lights , outside tap.



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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