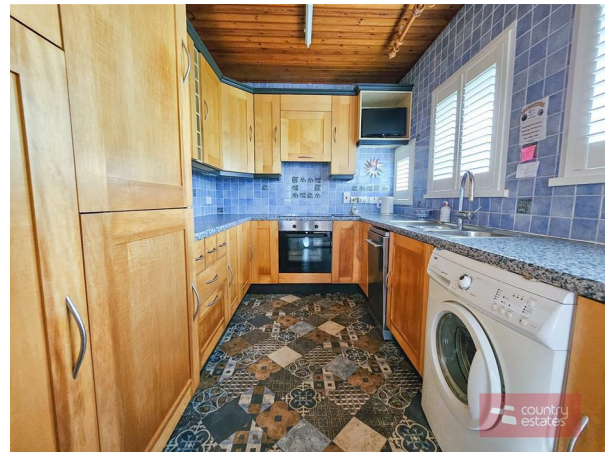


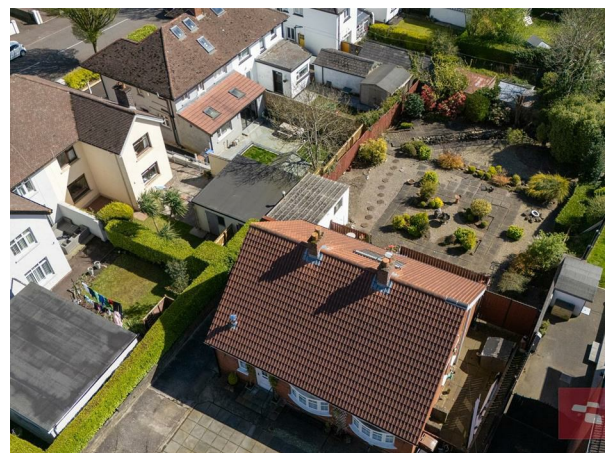
2 Slievetoyle Park, Belfast, BT14 8JL



- Charming Detached Cottage Style Bungalow
- 2 Bedrooms
- 2 Receptions
- Galley Style Shaker Kitchen
- Deluxe Modern Shower Room
- Highly Regarded Established Location
- Extensive Hard Landscaped Gardens To Rear
- Detached Garage With Parking Forecourt
- PVC Double Glazing And Fascias
- Oil Fired Central Heating

PRICE Offers Over £224,950

Positioned within a highly regarded established residential location just off the Upper Cavehill Road. Perfectly situated close to Cavehill Country Park, public transport and local shops. This charming detached cottage style bungalow enjoys a well planned living layout incorporating two bedrooms, 2 receptions, galley style shaker kitchen and a modern recently installed shower room. Priced to allow for some modernisation this property offer an excellent opportunity for those buyers searching for an enviable location with one level living. An early viewing is recommended.



>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into open plan lounge. Hardwood quality flooring

LOUNGE 16'0" x 13'5"

At widest points. Bow window. Open plan. Feature marble fire place with matching hearth and painted wooden surround. Hardwood quality flooring. Access to roofspace

GALLEY KITCHEN 10'5" x 7'6"

Galley style shaker fitted kitchen equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. 1 1/2 bowl single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with separate four ring electric hob and overhead extractor fan housed in matching pull out canopy. Integrated fridge / freezer, plumbed for dishwasher and plumbed for washing machine. Fully tiled walls and fixed window shutters. Open plan through to dining room. Wood panelled ceiling

DINING AREA 12'5" x 9'6"

Laminate strip flooring. PVC double glazed door with matching side screen to rear gardens

BEDROOM 1 19'0" x 11'1"

At widest point. Laminate strip flooring. Built in fitted twin wardrobes with mirrored centre and matching overhead storage. Dual window aspect.

BEDROOM 2 9'8" x 6'10"

Plus bow window. Quality laminate strip flooring

MODERN SHOWER ROOM


Recently installed. Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap. Fully tiled step in shower area with full height glass shower screen and thermostatically controlled drench style shower with hand shower attachment. Tiled walls, tiled floor and recessed lighting

OUTSIDE

Private enclosed garden to front. Driveway to side for off street parking plus parking forecourt accessed via twin gates leading to garage.

GARAGE 10'5" x 9'2" up and over door with power and light

Extensive private hard landscaped tiered gardens to rear stocked with a variety of shrubs and screened by perimeter fence.

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

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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