



24 Westland Road , Belfast, BT14 6NH

Offers Around £225,000

Stunning Semi Detached Villa Presented To "Show Home" Standards

Holding a prime elevated position in this most popular location, close to leading schools, Cliftonville Golf Club and the Cavehill Country Park, this refurbished and luxuriously appointed family home will have immediate appeal. The superbly appointed interior comprises 3 bedrooms, furnished cloakroom, lounge, luxury newly fitted kitchen incorporating ceramic hob and under oven, integrated washing machine/dryer, integrated fridge freezer and breakfast bar open plan to informal living / dining space with pvc double doors to rear and deluxe fully tiled bathroom suite. The dwelling further offers gas fired central heating, Pvc fascia and eaves, rainwater goods, Upvc double glazed windows and exterior doors, extensive use of wood laminate and ceramic floor coverings and has been presented to the highest possible standard throughout.

Benefiting from a "back to brick refurbishment" combines with the extensive rear gardens and low outgoings to add the finishing touches to this immaculate family home - 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		64
(39-54)	E		67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

24 Westland Road

, Belfast, BT14 6NH



- Stunning Semi Detached Villa
- Open Plan To Living / Dining Area
- Upvc Double Glazed Windows, Pvc Fascia & Eaves
- 3 Bedrooms, 1+ Receptions
- Furnished Down Stairs Cloakroom
- Gas Central Heating
- Integrated Luxury Fitted Kitchen
- Deluxe Fully Tiled Bathroom Suite
- Extensive Rear Gardens

Enclosed Entrance Porch

Composite double glazed entrance door, wood laminate floor.

Furnished Cloakroom

White suite comprising low flush WC and wash hand basin, Lvf flooring.

Entrance Hall

Wood laminate floor, panelled walls.

Lounge

13'1" x 10'9" into bay (4.00 x 3.30 into bay) Wood laminate floor, 3 x double panelled radiators.

Kitchen

20'6" x 11'10" at widest (6.25 x 3.61 at widest)

White composite sink unit, marble effect formica worktops, extensive range of high and low units, ceramic hob, built-in under oven, glass splash back,

stainless steel canopy extractor fan, pantry, integrated washing machine/dryer, integrated fridge freezer, breakfast bar, recessed lighting, wood laminate floor, feature radiator.

Open plan to

Living/Dining

Wood laminate floor, feature radiator, pvc double doors.

First Floor

Landing, access to roofspace.

Bedroom

8'9" x 8'0" (2.69 x 2.46) Double panelled radiator.

Bedroom

11'6" x 10'10" (3.51 x 3.32) Double panelled radiator.

Bedroom

10'10" x 7'11" (3.32 x 2.42) Wood laminate floor, built-in slide robes, double panelled radiator.

Bathroom

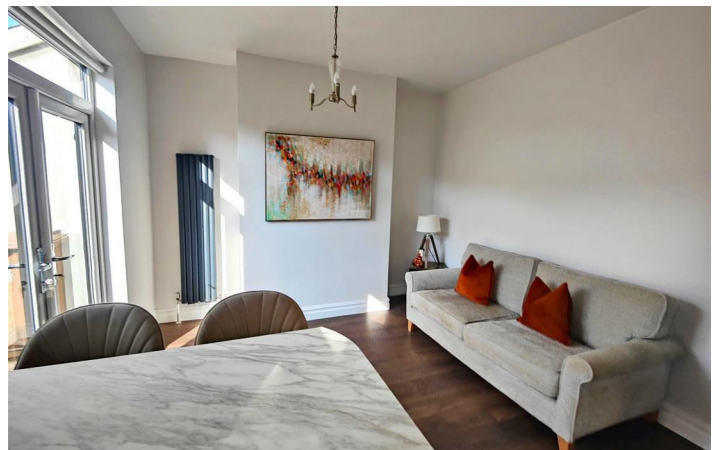
Deluxe fully tiled white suite comprising panelled bath, shower screen, thermostatically controlled drench shower, telephone handset shower, feature inset storage, low flush WC, vanity unit, built-in storage, smart mirror, recessed lighting, ceramic tiled floor.

Outside

Hard landscaped paved front garden, extensive private rear in mature lawn, shrubs, outside water 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.

