



16 WANDSWORTH PARADE

Belfast, BT4 3FW

Offers around **£269,950**



SEMI-DETACHED | 3 🛏️ | 1 🚿 | 2 🚻

We are delighted to bring to the market this immaculately presented semi-detached property which has been finished to a high specification by the current owner.

KEY FEATURES

- Beautifully Presented Semi Detached Villa on a Corner Site
- Contemporary Fully Fitted Shaker Style Kitchen
- Lounge
- Downstairs Furnished Cloakroom off Rear Porch
- Three Well Proportioned Bedrooms to First Floor
- Modern White Bathroom Suite with Four Piece Suite.
- PVC Double Glazing
- Gas Heating
- Gardens to Front, Side and Rear in Lawn with Patio Area .
- Within Walking Distance to Ballyhackamore and Belmont Villages.
- Within the Catchment Area for a Range of Leading Primary and Post Primary Schools
- No Onward Chain



ROOM DETAILS

Ground Floor

- Reception Hall
- Living/Dining Room
12'2" x 9'11"
- Kitchen
23'2" x 14'11"
- Rear Porch
- Furnished Cloakroom

First Floor

- Landing
- Bedroom One
11' x 11'
- Bedroom Two
11' x 9'11"
- Bedroom Three
9'7" x 9'1"
- Bathroom

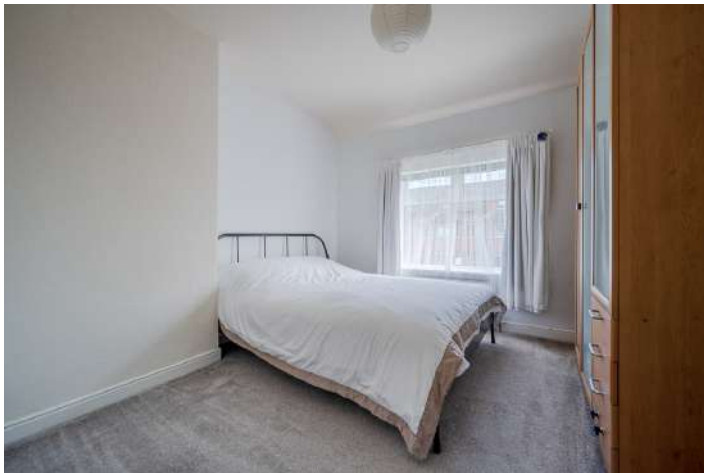
Outside

- South Facing Front Garden
- Rear Garden Laid in Lawns



DIRECTIONS

Travelling along the Belmont Road, towards Belmont village, turn left onto Belmont Church Road and take the third left onto Wandsworth Parade. Number 16 is located on the left hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	76	77
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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