

## 81 Victoria Gardens , Belfast, BT15 5DE

**Offers Around £225,000**

Substantial Period Red Brick Semi Detached Villa In A Highly Regarded Location.

Holding a superb site within this highly regarded and sought after residential location this red brick semi detached villa offers the perfect family accommodation. The spacious interior comprises 4 bedrooms, through lounge into bay, morning room, fitted kitchen and Indian ivory bathroom suite. The dwelling further offers double glazed windows excluding one sash window, gas fired central heating, and retains much of its original detail. Private gardens and a detached garage combine with the most convenient location with leading schools, public transport, parks and superb shopping all close by.

Immediate Inspection Highly Recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	63
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 81 Victoria Gardens

, Belfast, BT15 5DE



- Handsome Red Brick Semi Detached Period Residence
- Double Glazed Windows
- Private Gardens
- 4 Bedrooms 2+ Reception Rooms
- Gas Fired Central Heating
- Original Period Details
- Kitchen And Bathroom
- Detached Garage
- High Regarded Location

## Enclosed Entrance Porch

Composite entrance door, corniced ceiling.

## Entrance Hall

Glazed vestibule door, panelled radiator, under stair storage, corniced ceiling

## Through Lounge into Bay

25'4" x 12'5" (7.74 x 3.81)

Tiled fireplace, gas fire, panelled radiator, corniced ceiling.

## Dining Area

Panelled radiator, corniced ceiling.

## Morning Room

10'6" x 10'4" (3.22 x 3.15)

Wall mounted gas boiler, panelled radiator.

## Kitchen

14'7" x 10'3" (4.46 x 3.14)

Double drainer stainless steel sink unit, range of units, formica work top, plumbed for washing machine, partly tiled walls, panelled radiator, Upvc double glazed rear door.

## First Floor

Landing, corniced ceiling.

## Bathroom

Indiana Ivory suite comprising panelled bath telephone hand shower, pedestal wash hand basin, low flush Wc, partly tiled walls.

## Bedroom into Bay

17'6" x 14'4" (5.35 x 4.38)

Panelled radiator.

## Bedroom

10'11" x 10'9" (3.33 x 3.30)

Cast iron fireplace, tiled inset, corniced ceiling, panelled radiator.

## Second Floor

Landing, sash window.

## Bedroom

17'4" x 11'5" (5.30 x 3.50)

Cast iron fireplace.

## Bedroom

11'0" x 10'9" (3.37 x 3.30)

Cast iron fireplace.

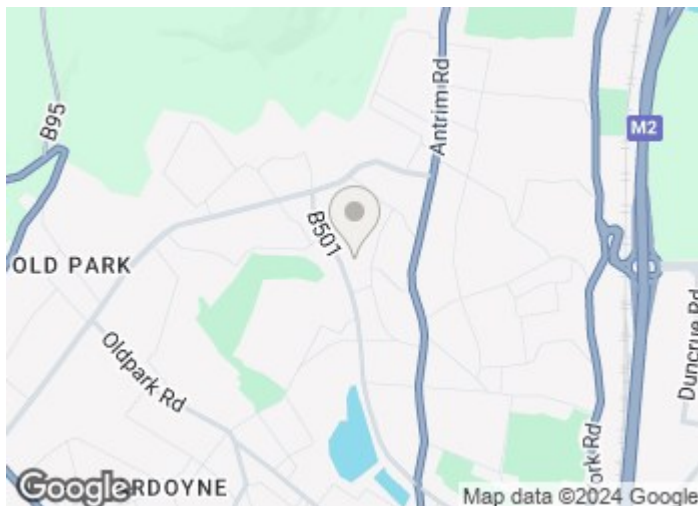
## Outside

Gardens hard landscaped front and rear.

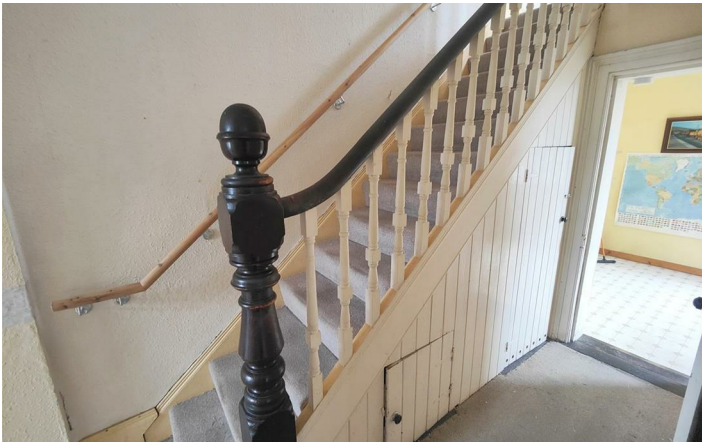
## Detached Garage

16'5" x 8'7" (5.02 x 2.64)

Driveway.



## Directions



# Floor Plan

81 Victoria Gardens, BELFAST, BT15 5DE



Total Area: 131.4 m<sup>2</sup> ... 1414 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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.

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>	
58-68% <b>D</b>		58-68% <b>D</b>	
55-54% <b>E</b>		55-54% <b>E</b>	
45-54% <b>F</b>		45-54% <b>F</b>	
35-44% <b>G</b>		35-44% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>53</b>	<b>63</b>		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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