

21 Vicinage Park , Belfast, BT14 6BA

**Offers In The Region Of
£195,000**

Spacious Semi Detached Villa In Ever Popular Location

A rare opportunity to purchase an attractive semi detached villa holding a quiet cul de sac position within this highly sought after court yard location. The spacious accommodation comprises 3 bedrooms, 2 reception rooms, lounge into bay, kitchen with dining area and modern white bathroom suite with corner shower unit. The property further offers gas central heating, uPvc double glazed windows, down stairs furnished cloakroom, Pvc fascia and eaves, and extensive use of wood laminate, ceramic and wood strip floor coverings. Beautifully presented by the present owners the property offers a private rear garden and is within walking distance of leading schools, excellent local shopping with the Cathedral Quarter, Belfast's New University and the City all within touching distance.

Early viewing strongly recommended.

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			
Northern Ireland		67	70
EU Directive 2002/91/EC			

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, Belfast, BT14 6BA



- City Living At Its Best
- Modern Bathroom Suite
- Excellent Fitted Kitchen
- Private Enclosed Rear Garden
- Attractive Red Brick Semi Detached Villa
- Gas Central Heating
- Close Proximity of The City
- 3 Bedrooms 2 Reception Rooms
- UPvc Double Glazed Windows
- Cul-de Sac Location

Entrance Hall

Upvc double glazed entrance door, single panelled radiator, wood strip floor, under stairs storage, alarm.

Furnished Cloakroom

White suite comprising low flush wc, wash hand basin.

Lounge into Bay

14'9" x 12'7" (4.50 x 3.84)

Two double panelled radiators, picture rail, wood strip floor.

Living Room into Bay

11'7" x 11'2" (3.53 x 3.40)

Picture rail, wood strip floor, panelled radiator.

Kitchen

15'5" x 8'0" (4.70 x 2.44)

Bowl and a half composite sink unit, extensive range of high and low level

units, formica worktops, plumbed for washing machine, integrated dishwasher, built-under oven and gas hob, stainless steel extractor fan, gas boiler, breakfast bar, fridge/freezer space, fully tiled walls, ceramic tiled floor, pvc ceiling, recessed lighting, Pvc double glazed rear door.

First Floor

Landing.

Bedroom

12'0" x 7'9" (3.66 x 2.36)

Panelled radiator, wood laminate floor, picture rail.

Bedroom

11'10" x 11'3" (3.61 x 3.43)

Panelled radiator, wood laminate floor, picture rail.

Bedroom

11'4" x 9'11" (3.45 x 3.02)

Panelled radiator, wood laminate floor, picture rail.

Bathroom

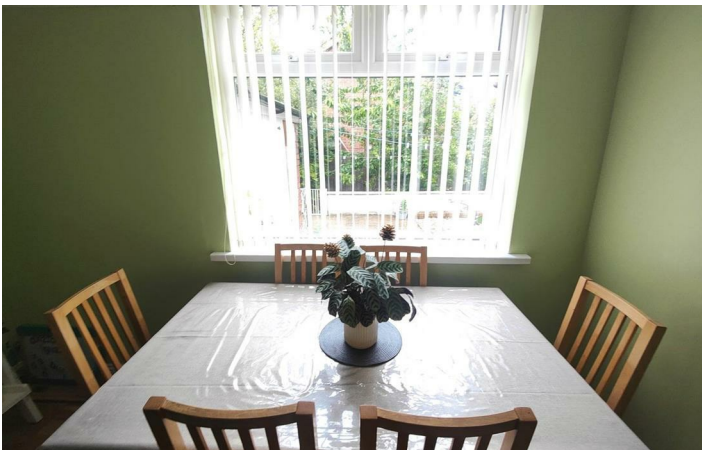
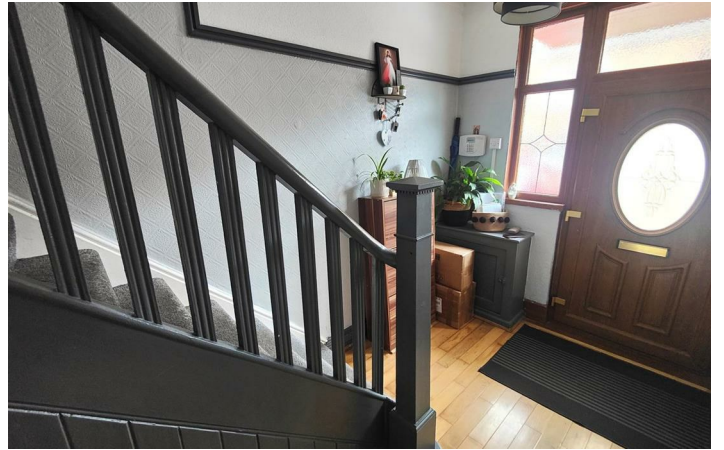
Modern white suite comprising corner shower cubicle, thermostatically controlled shower unit, vanity unit, panelled bath, low flush wc, pvc walls and ceiling, recessed lighting, chrome radiator.

Outside

Forecourt carparking , private enclosed rear garden in patio and hard standing. Store

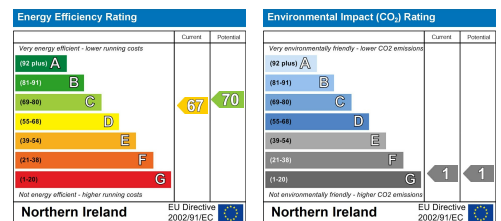


Directions



Floor Plan

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