



15 Wheatfield Gardens , Belfast, BT14 7HU

£179,950

Magnificent Extended And Luxuriously Appointed Period Semi Detached Villa Set Within This Most Popular Location

A handsome extended and extensively modernised red brick period semi detached villa holding a prime position within this ever popular and sought after location. The richly appointed interior comprises 3 bedrooms, superb roof space, 2 reception rooms with lounge into bay and extended living room, luxury extended fitted kitchen incorporating built-under oven and ceramic hob and integrated dishwasher and modern white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, and has benefited from an extensive modernisation program to include re-roofing, re-plastering and complete redecoration creating an exceptional family home. A substantial rear garden with open aspect combines with a most convenient location to make this a home worthy of your immediate attention.

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		53	61
EU Directive 2002/91/EC			

15 Wheatfield Gardens

, Belfast, BT14 7HU



- Handsome Red Brick Semi Detached Residence
- Extended Luxury Fitted Kitchen
- Deluxe White Bathroom
- Extensively Refurbished.
- 3 Bedrooms Superb Roof Space
- Gas Central Heating
- Mature South Facing Rear Garden
- Lounge Into Bay Extended Living Room
- Upvc Double Glazed Windows
- Highly Regarded Location

Entrance Hall

Upvc double glazed entrance door, panelled radiator, ceramic tiled floor, picture rail, cornice ceiling, understairs cloaks.

Lounge into Bay

15'10" x 11'7" (4.84 x 3.55)

Wood laminate floor, panelled radiator, cornice ceiling.

Extended Living Room

18'6" x 11'8" (5.66 x 3.58)

Wood laminate floor, panelled radiator, picture rail, cornice ceiling.

Extended Kitchen

20'1" x 10'0" (6.13 x 3.06)

White ceramic sink unit, extensive range of high and low level units, beech worktops, built-in under oven and ceramic hob, splash back, canopy

extractor fan, fridge/freezer space, integrated dishwasher, plumbed for washing machine, tall larder, glass display unit, partly tiled walls, wood laminate floor, upvc double glazed rear door.

Dining Area

Panelled radiator.

First Floor

Landing, positive air flow unit.

Bathroom

Modern white suite comprising panelled bath, thermostatically controlled shower unit, vanity unit, low flush wc, chrome radiator, fully tiled walls, ceramic tiled

Bedroom

11'8" x 11'6" (3.58 x 3.52)

Panelled radiator, wall mounted gas boiler, cornice ceiling.

Bedroom into Bay

15'3" x 11'9" (4.67 x 3.59)

Panelled radiator, cornice ceiling.

Bedroom

8'10" x 7'6" (2.70 x 2.31)

Panelled radiator, exposed timber floor, cornice ceiling.

Roof Space

17'11" x 10'7" (5.47 x 3.25)

Slingsby type ladder, velux rooflight, floored & sheeted.

Outside

Hard landscaped front garden, shrubs, flowerbeds and decorative stones, extensive south facing rear garden in lawn, shrubs, mature hedging and trees, feature stone chip patio. Garden shed



Directions



Floor Plan

15, Wheatfield Gardens, BELFAST, BT14 7HU



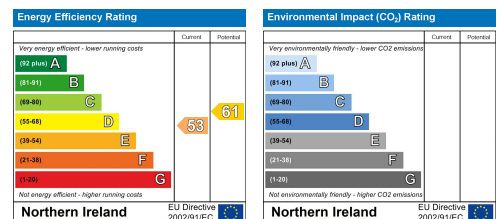
Ground Floor

First Floor

Total Area: 95.3 m² ... 1026 ft²

All measurements are approximate and for display purposes only

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