



6 Buttermilk Loney , Belfast, BT14 8HG

Modern Constructed Semi Detached Villa Affording Panoramic Views Over Belfast City

A unique opportunity to purchase a modern constructed semi detached villa affording breathtaking panoramic views over Belfast City. The spacious interior comprises 3 bedrooms, spacious lounge into bay, fitted kitchen with dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, pvc fascia and eaves, gas central heating and extensive use of wood laminate and ceramic floor coverings. Gardens side and rear in lawn, rear decked area with far reaching views make this a home not to be missed.

Internal inspection highly recommended. .

**Offers In The Region Of
£185,000**

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		EU Directive 2002/91/EC	

6 Buttermilk Loney

, Belfast, BT14 8HG



- 3 Bedrooms
- Classic White Bathroom
- Gas Central Heating
- Panoramic Views
- Lounge into Bay
- uPvc Double Glazed Windows
- Car Parking
- Fitted Kitchen with Dining Area
- Pvc Fascia & Eaves
- Gardens Side & Rear in Lawn & Decked Area

Entrance Hall

UPvc double glazed entrance door, panelled radiator, ceramic tiled floor.

Lounge

16'7" x 17'7" (5.05 x 5.37)

Into bay, double panelled radiator, wood laminate floor, panelled radiator.

Dining Area

Kitchen

16'1" x 8'11" (4.90 x 2.72)

Bowl and a half composite sink unit, extensive range of high and low level units, formica worktop, cooker space, integrated extractor fan,

fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator, double panelled radiator, ceramic tiled floor.

Dining Area

Wall mounted gas boiler, upvc double glazed rear door, under stairs cloaks.

First Floor

Landing.

Bedroom

9'3" x 16'1" (2.82 x 4.91)

Double panelled radiator.

Bedroom

7'4" x 11'7" (2.24 x 3.54)

Wood laminate floor, panelled radiator.

Bedroom

11'7" x 9'0" (3.53 x 2.74)

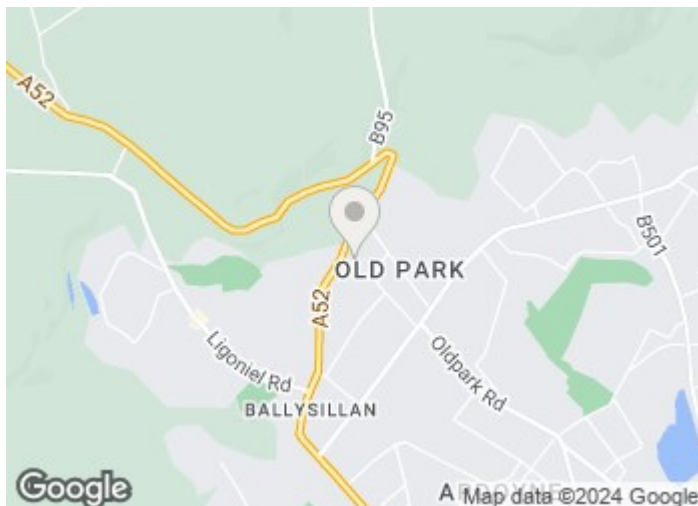
Panelled radiator, wood laminate floor.

Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled drench shower unit, telephone hand shower, vanity unit, low flush wc, partly tiled walls, panelled radiator.

Outside

Gardens front and side in lawns, shrubs and flowerbeds, outside tap, feature decked area to rear, panoramic views over the city, tarmac driveway, car parking bay.



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.



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