



## 43 Vara Drive , Belfast, BT13 3FN

**Offers In The Region Of  
£149,950**

Located on Vara Drive with excellent amenities within walking distance, this charming 3-bedroom semi-detached villa offers a fabulous and luxurious interior that has been meticulously modernised by the current owner, offering a perfect blend of style and comfort.

The spacious lounge with feature panelled wall leads to an excellent fitted kitchen complete with built-in oven, microwave, ceramic hob and integrated fridge freezer with open plan dining area.

Upvc double glazed windows, gas central heating, wood laminate floor coverings, new interior doors, built-in ward robes to principal bedroom, pvc fascia and eaves combine with a modern white bathroom suite and the highest standard of finish throughout makes it a truly special find.

Situated within a cul-de-sac location, with hard landscaped gardens at the front and rear of the property provide a beautiful outdoor space with ample carparking

Don't miss the opportunity to make this house your home.

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	1	1
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 43 Vara Drive

, Belfast, BT13 3FN



- Handsome Red Brick Semi Detached Villa
- Deluxe White Bathroom
- Upvc Double Glazed Windows
- highest Presentation
- Spacious Lounge 3 Bedrooms
- Gas Central Heating
- Hard Landscaped Gardens
- Luxury Fitted Kitchen
- Built-in Robes To Principal Bedroom
- Drive Way Cul-De Sac Location

## Entrance Hall

Upvc double glazed entrance door, alarm system.

## Lounge

15'1" x 13'6" (4.62 x 4.13)

Feature panelled wall, electric wall, wood laminate floor, panelled radiator, wall light points, cornice ceiling, ceiling rose.

## Kitchen

16'9" x 13'6" (5.13 x 4.13)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and microwave, ceramic hob, stainless steel canopy extractor fan, splash back, integrated fridge/freezer,

plumbed for washing machine, recessed lighting, pvc ceiling, upvc double glazed rear door.

## Dining Area

Understairs storage, panelled radiator.

## First Floor

Landing, wall light point, concealed gas boiler.

## Bedroom

10'8" x 7'2" (3.27 x 2.20)

Panelled radiator, built-in robe, picture rail.

## Bedroom

11'2" x 10'1" (3.42 x 3.08)

Panelled radiator, extensive range of built-in robes with cupboards above.

## Bedroom

10'1" x 9'5" (3.08 x 2.89)

Panelled radiator.

## Bathroom

White suite comprising panelled bath, shower screen, drench shower, telephone hand shower, vanity unit, low flush wc, pvc ceiling, recessed lighting, chrome radiator.

## Roofspace

Slingsby type ladder, floor and sheeted, electric light, panelled radiator.

## Outside

Walled front garden in brick paver, artificial grass, rear garden in brick paver with raised patio area, garden shed, brick driveway.

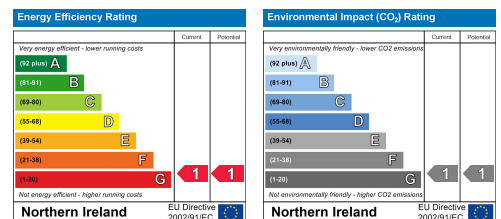


## Directions



# Floor Plan

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