

## 5 Shanlieve Park , Belfast, BT14 8JE

**Offers Over £189,950**

Magnificent Red Brick 3 Bedroom Semi Detached Villa With Delightful Gardens And Views

A fabulous opportunity to acquire a magnificent semi detached villa holding a prime position within this highly regarded residential location. The well maintained interior comprises 3 bedrooms, spacious lounge into bay, living room, fitted kitchen incorporating built-in oven and ceramic hob, downstairs WC and modern white bathroom suite with separate WC. The dwelling further offers pvc fascia and eaves, new rainwater goods, "Calor" gas central heating, feature wood panelling, timber garage, ample tarmac driveway parking and has been beautifully maintained over many years but now offers a superb "blank canvas" for the family buyer wishing to purchase in this highly regarded Cavehill location. A private southerly rear garden with stunning views combines with the obvious potential and perfect location with leading schools, public transport, Cavehill Country Park and excellent shopping all within walking a short stroll and the City only a short distance away - Early Viewing is highly 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 5 Shanlieve Park

, Belfast, BT14 8JE



- Magnificent Red Brick Semi Detached Family Home
- Downstairs WC, Modern White Bathroom Suite
- Fitted Kitchen Built-in Oven And Hob
- Highly Regarded Residential Location
- Pvc Fascia & Eaves, New Rainwater Goods
- Detached Timber Garage
- 3 Bedrooms, 2 Receptions
- "Calor" Gas Central Heating
- Delightful Rear Gardens

## Entrance Porch

Hardwood entrance door, outside light.

## Entrance Hall

Double panelled radiator, wood panelled walls.

## Furnished Cloakroom

Wood panelled walls, built-in storage, low flush WC, Lvf flooring.

## Lounge

17'9" x 10'10" into bay (5.42 x 3.32 into bay) Attractive fireplace, double panelled radiator.

## Living Room

12'8" x 11'2" (3.87 x 3.41) Wood laminate floor, double panelled radiator.

## Kitchen

11'7" x 7'2" (3.55 x 2.20) Single drainer stainless steel sink unit,

range of high and low level units, formica worktops, built-in under oven and ceramic hob, integrated extractor fan, plumbed for washing machine, partly tiled walls, ceramic tiled floor, pine tongue and groove ceiling, under stairs storage with fridge freezer space.

## First Floor

Landing, access to roofspace, wood panelled walls, leaded light.

## Bedroom

12'7" x 11'11" (3.84 x 3.64) Panelled radiator.

## Bedroom

14'2" x 11'6" (4.33 x 3.52) Panelled radiator.

## Bedroom

10'4" x 7'10" (3.16 x 2.41) Wood laminate floor, panelled radiator.

## Bathroom

Modern white suite comprising panelled bath with telephone handset shower, vanity unit, partly pvc panelled walls, ceramic tiled floor, panelled radiator.

## WC

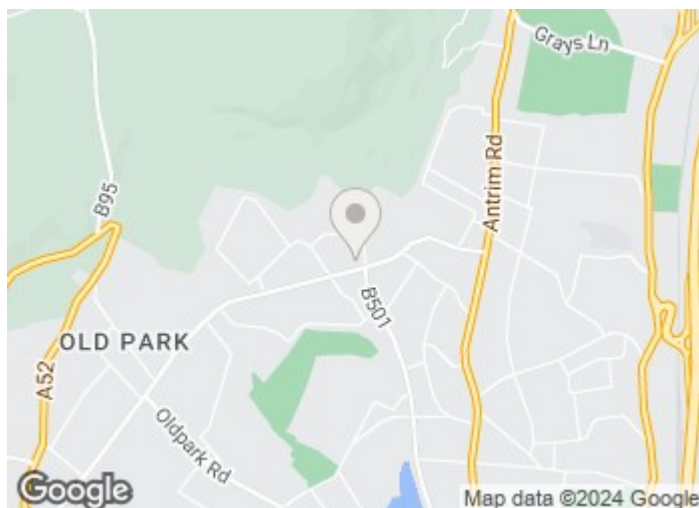
Low flush WC, partially pvc panelled walls, Lvf flooring.

## Timber Garage

13'1" x 9'3" (4.01 x 2.83) Up and over door.

## Outside

Tarmac driveway via ornate gates, mature lawn and shrubs to front. Private south facing rear in brick paved patio, mature lawn, shrubs and flower beds and fruit trees. Outside light and tap, "Calor" gas tank.



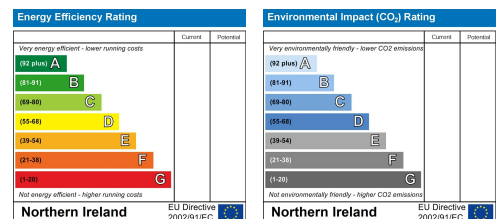
## Directions





# 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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