



## 144 Kilcoole Park , Belfast, BT14 8LD

**Offers Over £155,000**

Fabulous Extended Semi Detached Villa Refurbished To The Highest Standards With Panoramic Views

A magnificent example of the most popular red brick semi detached villa holding a prime position with panoramic views to Belfast Lough and beyond within this highly desirable residential location. The richly appointed interior comprises 3 bedrooms, master bedroom with en-suite WC, lounge, extended modern fitted kitchen with dining area and recently fitted contemporary white bathroom suite. The dwelling further offers upvc double glazed windows & doors, pvc fascia & eaves, new rainwater goods, updated wiring, upgraded joinery, gas fired central heating and extensive use of parquet wood and ceramic floor coverings. Low maintenance gardens and a detached garage combines with low outgoings and those panoramic views to enjoy to make this a home not to be missed - Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 144 Kilcoole Park

, Belfast, BT14 8LD



- Fabulous Extended Semi Detached Villa
- Extended Modern Fitted Kitchen
- Upvc Double Glazed Windows & Doors
- Panoramic Views
- 3 Bedrooms, Master With En-Suite WC
- Fully Tiled Contemporary Bathroom
- Pvc Fascia, Eaves, New Rainwater Goods
- Lounge
- Gas Central Heating
- Landscaped Gardens

## Entrance Hall

Hardwood glazed entrance door, double panelled radiator.

## Lounge

14'9" x 9'10" (4.52 x 3.02)

Solid maple flooring, Victorian style fireplace,

## Kitchen

19'4" x 15'11" (5.91 x 4.87)

Stainless steel sink unit, excellent range of high and low level units, formica worktops, free standing cooker, fridge freezer space, stainless steel canopy extractor fan, partially tiled walls, recessed lighting, velux style window, hardwood flooring, double panelled radiator,

## Bathroom

Fully tiled modern white suite comprising double width shower with drench style shower, telephone handset shower, pvc walls and ceiling, Lvf flooring, recessed lighting, panelled radiator.

## First Floor

Landing, access to roofspace.

## Bedroom

9'1" x 7'6" (2.77 x 2.29)

Double panelled radiator.

## Bedroom

9'10" x 7'6" (3.02 x 2.29)

Wood laminate floor, panelled radiator.

## Bedroom

10'2" x 8'6" (3.12 x 2.60)

Full width sliderobes, panelled radiator.

## En-Suite

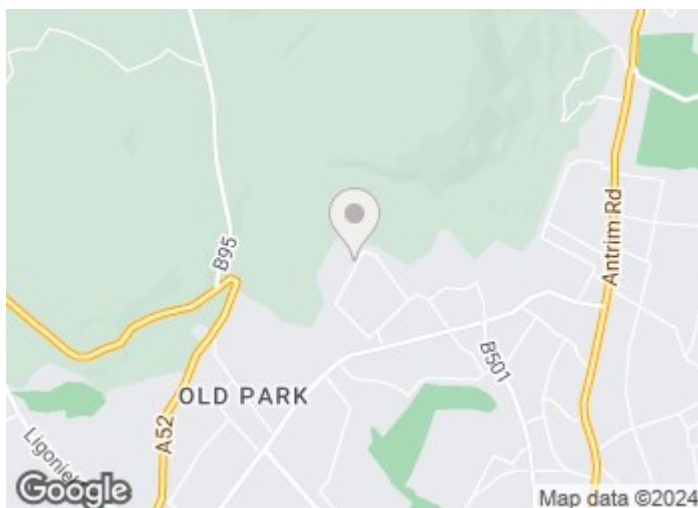
Contemporary white suite comprising vanity unit, low flush WC, partly tiled walls.

## Garage

Up and over door, plumbed for washing machine.

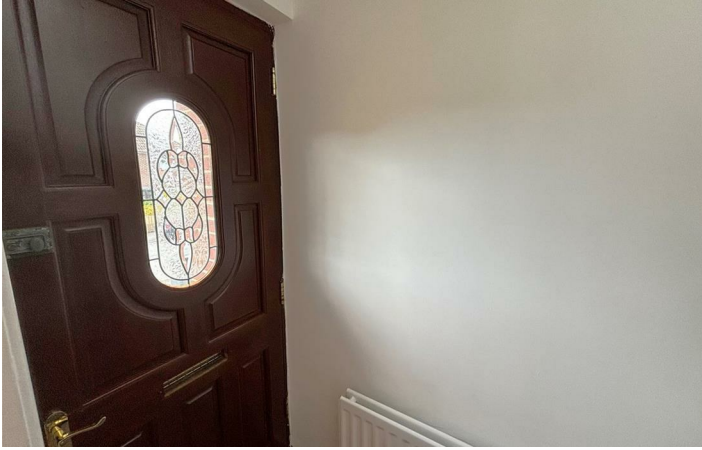
## Outside

Tarmac driveway parking. Front garden in mature lawn and shrubs. Private hard landscaped gardens with concrete pavers and mature shrubs, outside tap and light.



## 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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