



3 Weavershill Mews , Belfast, BT14 8QN

**Offers In The Region Of
£159,950**

Spacious Modern Constructed Red Brick Semi Detached Villa Situated Within This Ever Popular And Sought After Location.

Offering the perfect sized family accommodation this modern built semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, superb lounge, large fitted kitchen incorporating built-in under oven and ceramic hob with dining area and classic white family bathroom. The dwelling further offers gas central heating, downstairs furnished cloakroom, upvc double glazed windows, master bedroom with en suite shower room complete with electric shower. Carparking bay and splendid rear garden with open aspect combines with a most convenient location to make this a home which will have immediate appeal to the investor or young married couple alike.

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	

3 Weavershill Mews

, Belfast, BT14 8QN



- Spacious Modern Constructed Semi Detached Villa
- Fitted Kitchen
- Upvc Double Glazed Windows
- Carparking Bay
- 3 Bedrooms
- Classic White Bathroom Suite
- Gas Central Heating
- Superb Lounge
- Downstairs Furnished Cloakroom
- Ensuite Shower Room

Entrance Hall

Double glazed entrance door, wood laminate floor.

Lounge

17'5" x 15'1" (5.33 x 4.61)
Panelled radiators, wood laminate floor.

Kitchen

11'10" x 9'10" (3.63 x 3.02)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas hob, integrated extractor fan, fridge/freezer space, plumbed for washing machine, plumbed for a dishwasher, partly tiled walls, ceramic tiled floor.

Dining area:

Storage cupboard, concealed gas boiler.

Rear Lobby

Panelled radiator, ceramic tiled floor, double glazed rear door.

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, ceramic tiled floor, panelled radiator.

Landing

Airing cupboard, panelled radiator

Bedroom

8'4" x 7'2" (2.55 x 2.19)
Built-in robe, panelled radiator.

Bedroom

10'7" x 7'3" (3.24 x 2.21)
Double panelled radiator.

Bedroom

14'9" x 8'11" (4.50 x 2.72)
Storage cupboard, panelled radiator.

Ensuite Shower Room

White suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator.

Bathroom

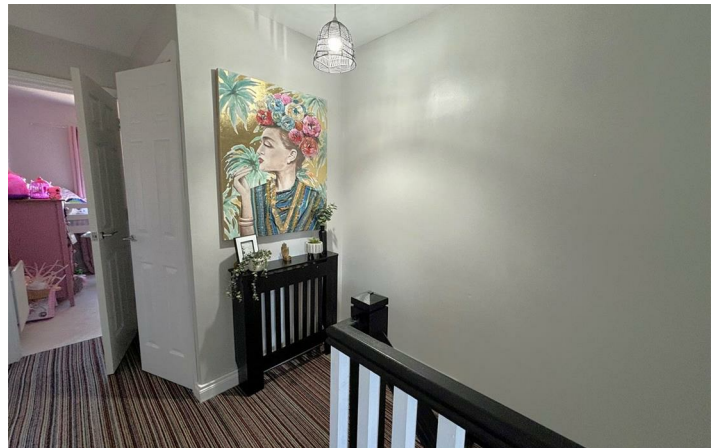
White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator

Outside

Gardens small front and south facing rear with decking and open aspect. Outside light and tap. Carparking 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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