



13 Abbeydale Crescent , Belfast, BT14 7HH

Offers Over £265,000

Stunning Extensively Modernised Detached Period Residence Holding A Prime Position Within This Highly Desirable Location

A fabulous detached residence holding a fabulous position within this much admired and sought after residential location. The present owners have extensively refurbished and modernised the property creating the perfect family home. The generously proportioned accommodation comprises 3 bedrooms, 2+ reception rooms to include wood burning stove, beautifully crafted kitchen with island unit leading to open plan dining area with sliding patio doors to garden. The dwelling further offers snug, downstairs furnished cloakroom, modern family bathroom in white suite and benefits from gas central heating, pvc fascia and eaves, Upvc double glazed windows, and has undergone significant improvement works which will become immediately apparent on inspection.

An attached garage and fabulous hard landscaped gardens with superb rear in stunning patio areas and artificial grass add the finishing touches to a home which will not disappoint - Early Inspection is strongly 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			
Northern Ireland		61	70
EU Directive 2002/91/EC			

13 Abbeydale Crescent

, Belfast, BT14 7HH



- Magnificent Detached Residence
- Modern White Bathroom
- Extended Entrance Hall
- Fabulous Hard Landscaped Gardens
- 3 Bedrooms, 2 Plus Reception Rooms
- Gas Central Heating
- Pvc Fascia And Eaves
- Stunning Open Plan Kitchen
- Upvc Double Glazed Windows
- Furnished Downstairs Cloakroom

Extended Entrance Hall

Upvc double glazed entrance door, luxury laminate flooring, under stairs storage, recessed lighting, concealed panelled radiator.

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, pvc ceiling, panelled radiator.

Lounge into Bay

14'0" x 11'6" (4.27 x 3.53)
Hole in wall fireplace with wood burning stove and over mantel, recessed lighting.

Kitchen Open Plan Dining

18'8" x 18'1" (5.71 x 5.53)
Bowl and a half ceramic sink unit, island unit with breakfast table. Extensive range of high and low level units formica worktop, range space, splash back, tall larder American fridge freezer housing, plumber for washing machine, splash back, pull out larder,

recessed lighting, panelled radiator, luxury laminate flooring.

Dining Area

Double panelled radiators, recessed lighting, Upvc Double patio doors to garden.

Snug

10'2" x 7'9" (3.12 x 2.37)
Double panelled radiator, Upvc double glazed rear door.

First Floor

Landing. Panelled radiator.

Bedroom into Bay

13'1" x 9'8" (4.01 x 2.96)
Recessed lighting, panelled radiator.

Bedroom

10'7" x 6'9" (3.25 x 2.08)
Panelled radiator.

Bedroom

11'1" x 10'6" (3.38 x 3.21)
Panelled radiator, recessed lighting, built-in robes.

Bathroom

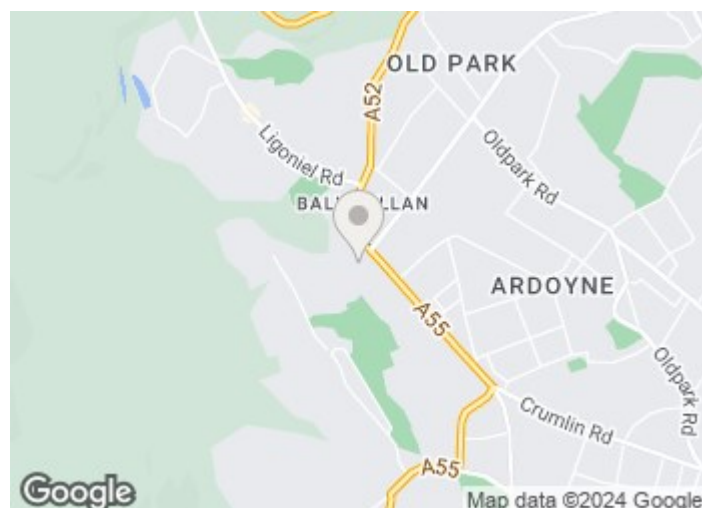
Modern white suite comprising free standing roll top bath, telephone handset shower, vanity unit, low flush wc, shower cubicle, thermostatically controlled shower unit, drench shower, telephone handset shower, feature radiator, partly tiled walls, ceramic tiled floor, recessed lighting.

Attached Garage

17'5" x 7'7" (5.33 x 2.32)
Roll shutter door, gas boiler, light and power.

Outside

Hard landscaped gardens front in brick paving and decorative stones ample driveway. Extensive landscaped rear in superb patio areas and artificial grass.

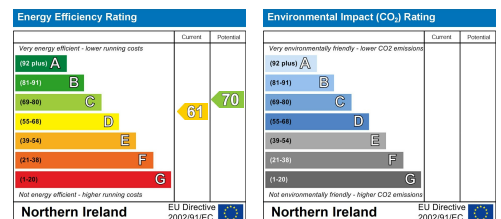


Directions



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark