



## 651 Oldpark Road , Belfast, BT14 6QY

**Offers Around £124,950**

Extended Refurbished Semi Detached Villa Holding An Elevated Site Within This Most Popular Section Off The Oldpark Road.

Set well back from the Oldpark Road on a slightly elevated site within this exceptionally popular section of the Oldpark Road this handsome period semi detached villa will have immediate appeal. The interior comprises 3 bedrooms, lounge into bay, fitted kitchen incorporating dining area and modern white bathroom suite to ground floor. The dwelling further offers uPvc double glazed windows, cavity wall insulation, gas central heating, low outgoings and has been maintained to an excellent standard. Mature gardens front and rear combines with a most convenient location to make this the perfect home for young and old alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	70
(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	

# 651 Oldpark Road , Belfast, BT14 6QY



- Handsome Period Semi Detached Villa
- Fitted Kitchen With Dining
- Cavity Wall Insulation
- Highly Regarded Location
- Elevated Main Road Position
- Bathroom In Modern White Suite
- Low Outgoings
- 3 Bedrooms, Lounge Into Bay
- Gas Central Heating
- Mature Private Gardens

## Entrance Hall

Hardwood entrance door, panelled radiator.

## Lounge into Bay

13'1" x 10'5" (3.99 x 3.20)

Wood laminate floor, double panelled radiator.

## Kitchen

12'0" x 9'0" (3.66 x 2.75)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, extractor fan, under fridge/freezer space, plumbed for washing machine.

## Dining Area

Panelled radiator.

## Rear Lobby

UPvc double glazed rear door.

## Bathroom

Modern white suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

## First Floor

Concealed gas boiler.

## Bedroom

8'11" x 6'5" (2.74 x 1.96)

Panelled radiator.

## Bedroom

9'0" x 7'1" (2.76 x 2.17)

Panelled radiator.

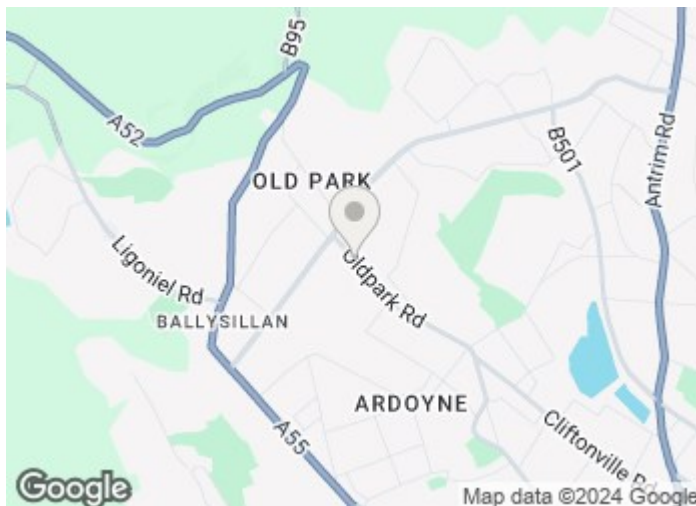
## Bedroom into Bay

12'10" x 9'10" (3.93 x 3.02)

Panelled radiator.

## Outside

Mature gardens front and rear in lawns and mature hedging.



## 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.

