



2 Emersons Drive , Belfast, BT14 8LQ

Offers Over £200,000

Superb Luxury Recently Constructed Semi-Detached Villa Holding An Impressive Corner Site With Panoramic Views.

A fantastic opportunity to purchase a beautifully presented recently constructed semi-detached family home holding a prime elevated position with panoramic views within this most popular development. The contemporary interior comprises 3 bedrooms, lounge, contemporary fitted kitchen with dining incorporating built-in under oven, 4 ring gas hob with pvc double doors to rear. The modern white family bathroom is complimented by a matching en-suite shower room and downstairs furnished cloakroom. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, low outgoings, pvc fascia and eaves, upgraded joinery including wood panelled walls, quality floor coverings throughout and offers maintenance free living for many years to come. Excellent off street parking and the superb private rear gardens with garden room and those stunning panoramic views to enjoy makes this a home not to be missed - Early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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- Superb Luxury Recently Constructed Semi-Detached Villa
- Contemporary Kitchen with Dining
- Downstairs Furnished Cloakroom
- Elevated Corner Site With Panoramic Views

- 3 Bedrooms
- Modern White Bathroom Suite
- Gas Fired Central Heating

- 1+ Reception Rooms
- Master With En-Suite Shower Room
- Driveway Parking, Garden Room

Entrance Hall

Composite entrance door, wood laminate floor, partially panelled walls, panelled radiator.

Furnished Cloakroom

White suite comprising vanity unit, low flush WC, panelled radiator, partially panelled walls, ceramic tiled floor.

Lounge

16'7" x 9'5" (5.08 x 2.88)
Double panelled radiator, wood laminate floor.

Kitchen

17'1" x 12'8" (5.22 x 3.88)
Bowl and a half stainless steel sink unit, excellent range of high and low level units, formica worktops, built-in under oven and 4 ring gas hob, stainless steel extractor fan, stainless steel splash back, plumbed for dishwasher, plumbed for washing machine, integrated fridge/freezer, concealed gas

boiler, ceramic tiled floor, upvc double glazed patio style doors, double panelled radiator.

Dining Area

First Floor

Landing, access to roofspace, partially panelled walls.

Bathroom

Modern white suite comprising panelled bath, pedestal wash hand basin, low flush wc, partly tiled walls, Lvf flooring, panelled radiator.

Bedroom

12'4" x 9'4" (3.77 x 2.87)
Panelled radiator.

Bedroom

13'6" x 8'4" (4.14 x 2.55)
Full width sliding robes, partially panelled walls, double radiator.

En-Suite

Fully tiled white suite comprising shower cubicle, drench shower, telephone handset shower, pedestal wash hand basin, low flush WC, tiled walls, Lvf flooring, panelled radiator.

Bedroom

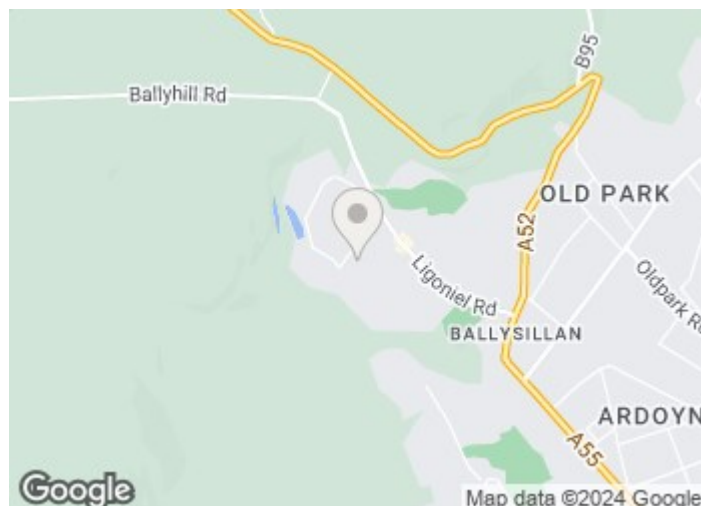
10'0" x 8'7" (3.07 x 2.64)
Panelled radiator.

Garden Room

12'1" x 10'9" (3.70 x 3.30)
Lvf flooring, pvc double doors.

Outside

Ample tarmac driveway parking. Gardens to front in lawn and vertical panel fencing. Gardens to side and rear in lawn, paved patio's including feature raised patio, outside water tap.

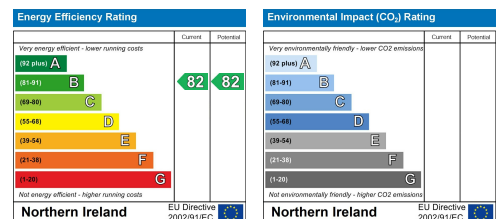


Directions



Floor Plan

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