



## 10 Springdale Gardens , Belfast, BT13 3QT

**Offers In The Region Of  
£169,950**

A Handsome Extended Period Semi Detached Villa Extensively Refurbished To A Turn Key Finish Holding A Superb Cul de Sac Position

A superb period semi detached villa holding a slightly elevated position within this highly regarded and much admired residential location minutes from the city. The property has benefited from an extensive modernisation programme in recent times creating a stunning turn key finish. The extended interior comprises 3 bedrooms, 2 reception rooms to include lounge into bay, living room leading to fully integrated kitchen incorporating high level double oven, ceramic hob, fridge/freezer, dishwasher and washing machine. The dwelling further offers a contemporary white family bathroom complete with drench shower, gas central heating, uPvc double glazed windows and extensive use of wool carpet and ceramic floor coverings. A private rear garden with southerly aspect with potential combines with a quite cul-de sac position to make this the perfect family home - Early viewing is highly 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		45	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 10 Springdale Gardens

, Belfast, BT13 3QT



- Extended Period Semi Detached Villa
- Extended Luxury Integrated Kitchen
- Gas Central Heating
- Prime Cul-De Sac Location
- Modern White Bathroom Suite
- Turn Key Finish
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Highest Presentation

## Entrance Hall

Upvc double glazed entrance door, herringbone ceramic tiled floor, panelled radiator.

## Lounge into Bay

13'4" x 10'8" (4.07 x 3.27)  
Panelled radiator, corniced ceiling.

## Living Room

17'3" x 10'8" (5.26 x 3.26)  
Herringbone ceramic tiled floor, panelled radiator, under stair storage.

## Extended Kitchen

17'3" x 10'8" (5.26 x 3.26)  
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units,

formica worktops, built-in high level double oven and ceramic hob, canopy extractor fan, integrated dishwasher, integrated fridge/freezer, integrated washing machine, partly tiled walls, splash back, feature radiator recessed lighting, herringbone ceramic tiled floor, double glazed rear door.

## First Floor

Corniced ceiling.

## Bathroom

Contemporary white suite comprising panelled bath, shower screen, thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc,

feature radiator, smart mirror, fully tiled walls, ceramic tiled floor, recessed lighting.

## Bedroom

10'8" x 10'5" (3.26 x 3.20)  
Concealed gas boiler, panelled radiator, corniced ceiling.

## Bedroom

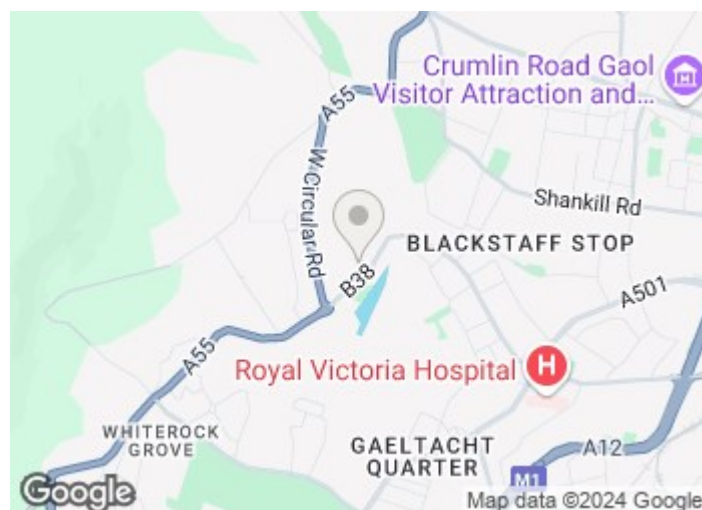
11'0" x 9'7" (3.37 x 2.93)  
Panelled radiator, corniced ceiling.

## Bedroom

7'5" x 7'0" (2.27 x 2.15)  
Panelled radiator, corniced ceiling.

## Outside

Hard landscaped front garden, south facing rear in patio with excellent potential for further development.



## 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.

