



2 Sheringhurst Park , Belfast, BT15 4BL

Offers Over £199,950

Stunning Inside And Out This Fabulous Semi Detached Villa Is Sure To Impress With Nothing To Do But Move In And Enjoy.

Holding a prime private elevated corner site with delightful aspect this fine red brick semi detached villa has been extensively refurbished creating a stunning home which will impress. The immaculate interior comprises 3 bedrooms, 1 plus reception rooms, luxury fitted kitchen incorporating built-in oven and hob with double doors to covered storage and deluxe family bathroom to first floor. The dwelling further benefits from uPvc double glazed windows, doors, fascia, eaves, new rainwater goods, gas central heating, extensive use of ceramic and wood laminate floor coverings, wood burner to covered storage and has undergone comprehensive modernisation and refurbishment inside and out in recent times. Excellent car parking, garage/workshop, covered storage combines with a mature landscaped corner site with new boundary walls and feature hard landscaped garden in granite style pavers with feature waterfall and the most convenient location with leading schools public parks and leisure facilities on its doorstep and Belfast City Centre just a short commute away makes immediate inspection a must.

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		75	75
EU Directive 2002/91/EC			

2 Sheringhurst Park , Belfast, BT15 4BL



- Fabulous Semi Detached Villa On Magnificent Corner Site
- Covered Storage With Multi-Fuel Stove
- Deluxe Family Bathroom
- Stunning Private Hard Landscaped Gardens
- 3 Bedrooms Through Lounge
- Recently Installed Gas Heating
- Pvc Fascia And Eaves
- Luxury Integrated Kitchen With Dining
- Upvc Double Glazed Windows
- Garage/Workshop, Ample Driveway

Entrance Hall

UPvc double glazed entrance door, wood laminate floor, double panelled radiator.

Through Lounge into Bay

17'0" x 13'1" (5.19 x 3.99)

Double panelled radiator, wood laminate floor.

Luxury Kitchen

18'11" x 14'0" (5.79 x 4.29)

Composite bowl and a half sink unit, extensive range of high and low level units, wood block effect formica worktops, built-in raised oven and 4 ring gas hob, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, wood laminate floor.

Dining Area

UPvc double glazed patio doors

First Floor

Landing.

Bedroom

13'6" x 9'5" (4.12 x 2.89)

Double panelled Radiator.

Bedroom

10'7" x 7'5" (3.24 x 2.28)

Wood laminate floor, panelled radiator.

Bedroom

22'2" x 13'1" (6.78 x 3.99)

Wood laminate floor, panelled radiator, built-in storage.

Bathroom

Deluxe 4 piece white suite comprising jacuzzi style bath, shower cubicle, drench shower unit, telephone hand shower, vanity unit, low flush wc, smart mirror, feature radiator, partly tiled walls, pvc ceiling, recessed lighting.

Covered storage

16'3" x 15'1" (4.96 x 4.62)

Panelled walls, multi-fuel stove, pvc door to rear.

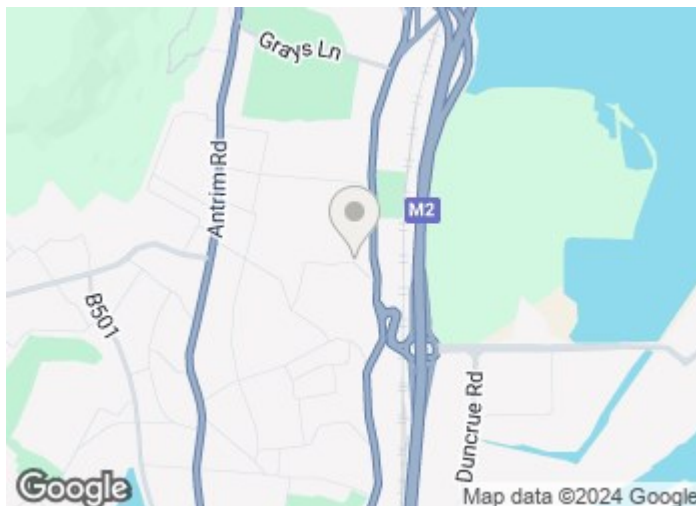
Garage/Workshop

19'7" x 12'2" (5.99 x 3.71)

Access door.

Outside

Corner site, hard landscaped, gardens front, side and rear in granite effect pavers, stones, mature shrubs, , outside light and tap, rendered boundary walls, waterfall fountain, outdoor electric points, access gates.



Directions



Floor Plan

2, Sheringhurst Park, BELFAST, BT15 4BL



Ground Floor



First Floor

Total Area: 91.5 m² ... 985 ft²

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% A		Very environmentally friendly - lower CO ₂ emissions 92-91% A	
91-81% B		81-91% B	
80-69% C		69-80% C	
55-68% D		55-68% D	
44-54% E		44-54% E	
31-43% F		31-43% F	
1-30% G		1-30% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Northern Ireland	EU Directive 2002/91/EC	Northern Ireland	EU Directive 2002/91/EC

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