



123 Fortwilliam Park , Belfast, BT15 4AS

Offers Over £339,950

Exceptional Extended Double Fronted Red Brick Detached Villa Holding A Magnificent Site With Stunning Landscaped Gardens.

A fabulous opportunity to purchase an extended, refurbished and immaculately presented red brick double fronted detached villa holding a prime position within the highly regarded residential location just a short commute to the City Centre. The meticulously appointed interior comprises 3 bedrooms plus study, 2 reception rooms, extended modern fitted kitchen with dining area and contemporary bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia & eaves, new rainwater goods, extended entrance porch, gas central heating, new radiators, downstairs furnished cloakroom, recent redecoration and quality flooring throughout and is presented to the highest possible standard by the present owners. The exceptional accommodation continues outside with ample driveway parking, new composite fencing, detached garage, bin store, new boundary walls and impressive brick paver patio and entertaining spaces overlooking the substantial rear garden with mature lawn and well stocked flower beds, an idyllic space for the family to enjoy - 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		69	71
EU Directive 2002/91/EC			

123 Fortwilliam Park

, Belfast, BT15 4AS



- Exceptional Extended Red Brick Detached Villa
- Contemporary White Bathroom Suite
- uPvc Double Glazed Windows
- Most Sought After Location
- 3 Bedrooms and Study
- Downstairs Furnished Cloakroom
- Detached Garage
- Extended Fitted Kitchen
- Gas Central Heating, New Radiators
- Extensive Landscaped Gardens

Enclosed Entrance Porch

Composite entrance door, Lvf flooring.

Entrance Hall

Glazed vestibule door, Lvf flooring, double panelled radiator.

Furnished Cloakroom

White suite comprising pedestal wash hand basin and low flush wc.

Living Room

3.18 x 3.18

Double panelled radiator, wood laminate floor.

Through Lounge

5.87 x 3.15

Two double panelled radiators, wood laminate floor, attractive slate fireplace with cast iron inset, wall light point.

Extended Kitchen With Dining

6.10 x 3.20

Bowl and a half stainless steel sink unit,

extensive range of high level and low level units, formica worktops, cooker space, stainless steel splash back, stainless steel canopy extractor fan, under fridge space, plumbed for washing machine, plumbed for dishwasher, ceramic tiled flooring, uPvc double glazed rear door, pvc ceiling.

Dining Area

First Floor

Landing, picture window.

Bedroom

3.18 x 2.92

Panelled radiator, wood laminate floor.

Study

1.88 x 1.35

Shelving.

Bedroom

3.18 x 2.36

Panelled radiator, wood laminate floor.

Bedroom

3.20 x 3.38

Panelled radiator, wood laminate floor.

Bathroom

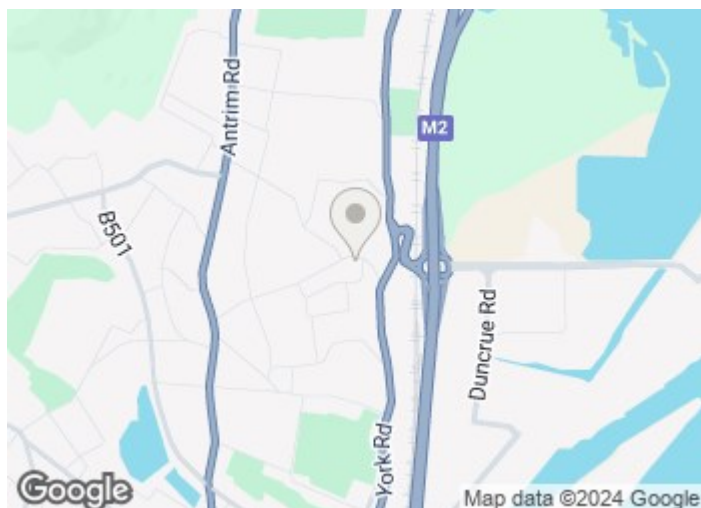
Modern white suite comprising walk in shower, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly composite tiled walls, concealed combi gas boiler, panelled radiator.

Detached Garage

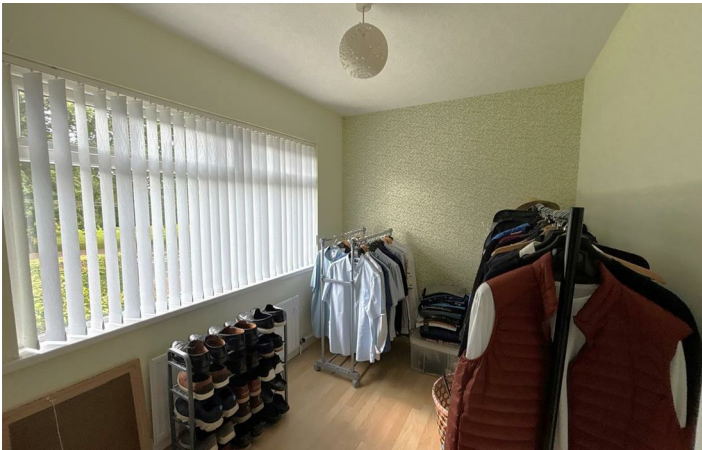
Up and over door, access gates, ample stone chip driveway parking.

Outside

Gardens front and extensive rear in lawn, mature shrubs and flowerbeds, extensive brick paved patio areas, new boundary walls, bin store, composite horizontal panel fencing, outside light and tap, gazebo style covered area with light and power.

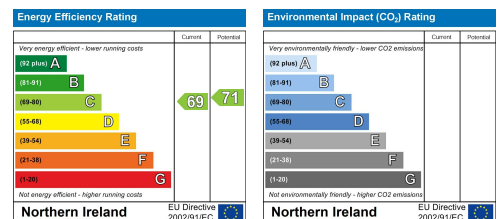


Directions



Floor Plan

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