



80 Kilcoole Park , Belfast, BT14 8LB

Offers Around £145,000

Handsome Red Brick Semi Detached Villa With Fantastic Potential

Holding a prime level site within this ever popular and sought after location this handsome red brick semi detached villa will have immediate appeal. The interior comprises 3 bedrooms, through lounge, fitted kitchen and coloured bathroom suite. The dwelling further offers gas central heating, recently installed uPvc double glazed windows, pvc fascia & eaves, roofing improvements and updated wiring and has been well maintained over many years of long term family ownership but now requires comprehensive improvements to maximise the obvious potential. Great location, superb gardens and garage combines with this sought after location and the opportunity for the family buyer to put their own stamp, on this much loved family home - Early Viewing is 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		EU Directive 2002/91/EC	

80 Kilcoole Park

, Belfast, BT14 8LB



- Handsome Red Brick Semi Detached Villa
- Coloured Bathroom Suite
- Driveway Parking
- Superb Opportunity
- 3 Bedrooms, Through Lounge
- Gas Central Heating
- Detached Garage
- Fitted Kitchen
- Upvc Double Glazed Windows, Pvc Fascia & Eaves
- Private Gardens

Entrance Hall

Upvc double glazed entrance door, panelled radiator.

Lounge

14'4" x 10'4" (4.39 x 3.15)
Double panelled radiator.

Kitchen

10'6" x 9'7" (3.22 x 2.93)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, free standing cooker, integrated extractor fan, fridge/freezer space, plumbed for washing machine, panelled radiator.

Rear Lobby

Bathroom

Coloured bathroom suite comprising panelled bath, telephone handset shower, fully tiled shower cubicle, low flush wc, vanity unit, laminate wooden floor, panelled radiator.

First Floor

Access to roofspace.

Bedroom

9'1" x 7'4" (2.79 x 2.24)
Double panelled radiator.

Bedroom

10'5" x 8'3" (3.20 x 2.54)
Panelled radiator.

Bedroom

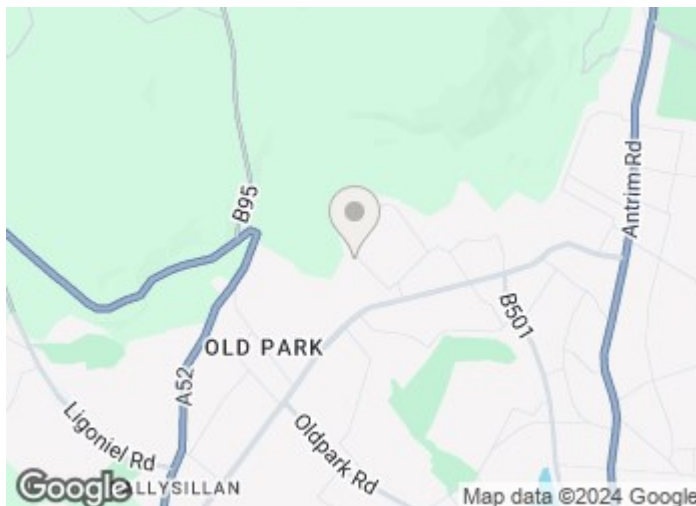
12'4" x 11'2" (3.76 x 3.41)
Built-in storage, double panelled radiator.

Garage

19'5" x 10'0" (5.94 x 3.07)
Up and over door.

Outside

Driveway parking, Mature lawn to front and rear, shrubs, outside tap.



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
©Ulster Property Sales is a Registered Trademark