

## 79 Kilcoole Park , Belfast, BT14 8LE

**Offers Around £165,000**

Stunning Extended Semi Detached Villa Presented To "Show Home" Standards Affording Far Reaching Views Across The City.

Holding an impressive level site in this most popular location, close to leading schools and the Cavehill Country Park, this extended, refurbished and luxuriously appointed family home will have immediate appeal. The superbly appointed interior comprises 3 bedrooms, extended lounge, luxury fitted kitchen, conservatory with patio doors to rear and luxury bathroom suite. The dwelling further offers oil fired central heating, Pvc fascia and eaves, new rainwater goods, Upvc double glazed windows and exterior doors, cavity wall insulation, excellent energy rating, extensive use of wood laminate and ceramic floor coverings and has been presented to the highest possible standard throughout. Benefiting from private rear gardens affording far reaching views of the city, car port and detached garage add the finishing touches to this immaculate home ideally suited to the first time buyer or young married couple alike.

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		62	66
EU Directive 2002/91/EC			

# 79 Kilcoole Park

, Belfast, BT14 8LE



- Stunning Extended Semi Detached Villa
- Deluxe White Bathroom Suite
- Oil Fired Central Heating
- Panoramic View Across Belfast
- 3 Bedrooms, Extended Lounge, Conservatory
- Upvc Double Glazed Windows, Fascia And Eaves
- Cavity Wall Insulation
- Luxury Fitted Kitchen
- New Rainwater Goods
- Car Port, Detached Garage

## Extended Entrance Hall

Pvc double glazed entrance door, double panelled radiator.

## Extended Lounge

15'3" x 14'6" (4.66 x 4.42)

Multi-fuel stove, wood laminate floor, double panelled radiator.

## Kitchen

7'5" x 8'10" (2.28 x 2.71)

Twin Belfast sink unit. Range of oak high and low level units, formica worktops, built-in oven and ceramic hob, stainless steel extractor, partially tiled walls, ceramic tiled floor.

## Bathroom

Deluxe white bathroom suite comprising fully pvc panelled shower cubicle, thermostatically controlled shower unit, vanity unit, low flush WC.

pvc panelled walls, ceramic tiled floor, panelled radiator.

## Conservatory

11'7" x 10'9" widest (3.55 x 3.29 widest)

Upvc patio doors, panelled radiator x 2.

## First Floor

Landing, access to roofspace.

## Bedroom

9'5" x 7'4" (2.89 x 2.26)

Panelled radiator.

## Bedroom

10'9" x 8'9" (3.28 x 2.69)

Panelled radiator.

## Bedroom

11'4" x 14'7" (3.47 x 4.46)

Double panelled radiator.

## En-Suite

Fully tiled white suite comprising shower

cubicle, thermostatically controlled shower unit, vanity unit, low flush WC, panelled radiator.

## Roofspace

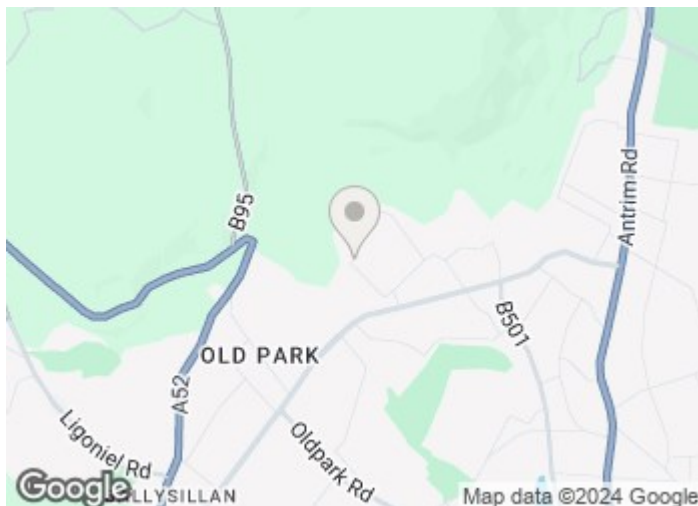
Slingsby style ladder, floored, sheeted.

## Detached Garage & Carport

Roller shutter door, up and over door.

## Outside

Concrete paved driveway via Victorian style gates. Garden to front in mature lawn and shrubs. Gardens to rear in patio, mature, lawn and flowerbeds. Pvc oil tank, boiler house.



## Directions



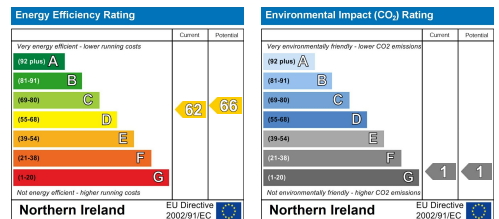
# Floor Plan

79, Kilcoole Park, BELFAST, BT14 8LE



Total Area: 90.8 m<sup>2</sup> ... 977 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

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