



69 Willowbank Gardens , Belfast, BT15 5AJ

**Offers In The Region Of
£185,000**

Substantial Period Town House Modernised And Presented To A High Standard

Holding a prime position within this highly regarded and much admired location close to the many amenities offered by the Cavehill and Antrim Roads this most attractive red brick period terrace will have immediate appeal. The freshly presented interior comprises 3 bedrooms, through lounge into bay, modern fitted kitchen to include built-in oven and hob and recently installed twin contemporary white bathrooms to 1st and 2nd floors. The dwelling further offers uPvc double glazed windows, gas fired central heating and extensive use of wood laminate floors and has been maintained to a good standard over the years.

Conveniently positioned to the many excellent local amenities with leading schools, parks and public transport all close by with the Cathedral Quarter and the New University campus only minutes away makes internal inspection 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			
		36	59
		EU Directive 2002/91/EC	

69 Willowbank Gardens

, Belfast, BT15 5AJ



- Handsome Period Red brick Town House
- Gas Central Heating
- Highly Regarded Location
- 3 Bedrooms, Through Lounge
- Upvc Double Glazed Windows
- Many Fine Features
- Twin Contemporary White Bathrooms
- Superb Fitted Kitchen

Enclosed Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

Enclosed Entrance Hall

Ceramic tiled floor, panelled radiator, alarm.

Through Lounge into Bay

22'8" x 10'9" (6.91 x 3.28)

Attractive marble fireplace, wood laminate floor, dado rail, panelled radiator.

Dining Area

Wood laminate floor, dado rail, panelled radiator.

Kitchen

18'7" x 6'5" (5.68 x 1.96)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under

oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, porcelain tiled floor, under stairs storage, upvc double glazed rear door.

First Floor

Landing

Bathroom

Contemporary white suite with comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, concealed gas boiler.

Bedroom

10'6" x 8'3" (3.22 x 2.52)

Built-in wardrobe, panelled radiator.

Bedroom

14'3" x 10'4" (4.35 x 3.15)

Panelled radiator.

Second Floor

Landing

Bedroom

12'8" x 10'6" (3.87 x 3.21)

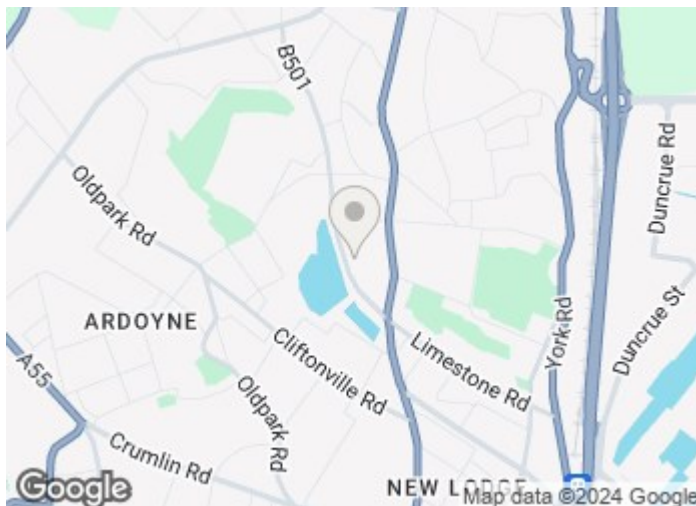
Panelled radiator.

Bathroom

Contemporary white suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator, velux rooflight, ceramic tiled floor.

Outside

Hard landscaped forecourt enclosed rear yard outside light tap.



Directions



Floor Plan

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