



## 42 Meyrick Park , Belfast, BT14 6PD

**Offers Around £134,950**

A Stunning Semi Detached Villa Extended And Modernised To The Highest Standard.

An attractive red brick extended semi detached villa holding a slightly elevated position with delightful open aspect in this highly regarded residential location. The spacious interior comprises 3 bedrooms, 1 reception room, extended modern fitted kitchen incorporating built-in oven and hob with dining area and white bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating, floored roofspace and has been presented to an excellent standard. Enclosed private rear garden combined with low outgoings to make this the ideal starter home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 42 Meyrick Park

, Belfast, BT14 6PD



- Modernised Semi Detached Villa
- 3 Bedrooms
- Lounge
- Extended Fitted Kitchen
- Gas Fired Central Heating
- White Bathroom Suite
- Upvc Double Glazed Windows
- Enclosed Rear Garden

### Extended Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

### Lounge

13'4" x 11'11" (4.07 x 3.64)

Wood laminate floor, double panelled radiator.

### Bedroom

17'6" x 7'4" (5.34 x 2.26)

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

### Extended Kitchen

17'4" x 8'11" (5.30 x 2.72)

Stainless steel sink unit, range of high and low level units, formica worktops, built-in oven and hob,

stainless extractor fan, stainless steel backsplash, plumbed for washing machine, feature radiator, partley tiled walls, ceramic tiled floor:

Dining area: pvc double glazed doors to rear garden.

### First Floor

Double panelled radiator.

### Bedroom

12'3" x 9'5" (3.74 x 2.89)

Wood laminate floor, panelled radiator.

### Bathroom

Modern white bathroom suite

comprising panelled bath, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor.

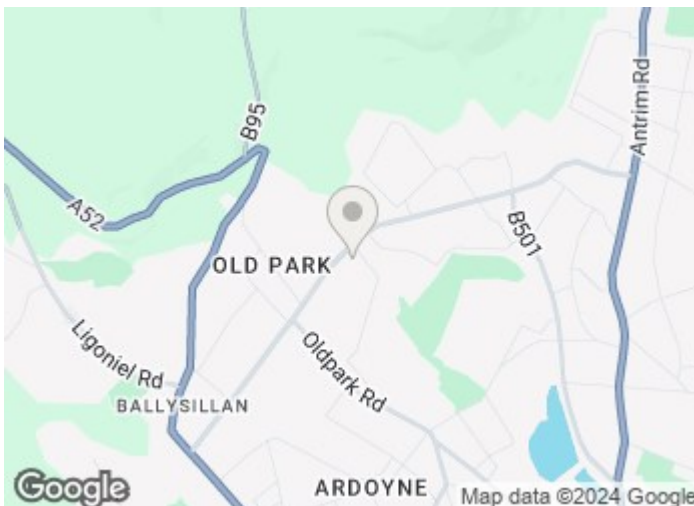
### Bedroom

8'0" x 7'9" (2.44 x 2.38)

Wood laminate floor, panelled radiator.

### Outside

Low maintenance forecourt in stones and shrubs. Extensive brick paved rear garden, boiler house, 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.

