

## 58 Prestwick Park , Belfast, BT14 6PJ

**Offers Over £95,000**

Well Presented Semi Detached Villa With Extensive Rear Gardens In This Sought After Location.

A well presented semi detached villa holding a prime cul-de-sac position within this most popular residential location. The interior comprises 2 bedrooms, living room, contemporary high gloss kitchen with dining and modern white bathroom suite. The dwelling further offers gas fired central heating, upvc double glazed windows & doors, low outgoings and an extensive rear garden ideal for the family to enjoy. Conveniently positioned just a short commute to the City and close to the many amenities of the Oldpark and Ballysillan Roads 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		62	68
EU Directive 2002/91/EC			

# 58 Prestwick Park

, Belfast, BT14 6PJ



- Well Presented Semi Detached Villa With Extensive Rear Gardens
- Modern White Bathroom
- Driveway Parking
- 2 Bedrooms, 1 Reception Room
- Gas Central Heating
- Extensive Rear Gardens
- Contemporary High Gloss Kitchen
- Upvc Double Glazed Windows & Doors
- Most Sought After Location

## Entrance Hall

Pvc double glazed entrance door, outside light.

## Lounge

13'8" x 7'9" (4.19 x 2.38)

Wired for wall mounted tv, double panelled radiator.

## Kitchen

13'2" x 7'9" (4.02 x 2.38)

Bowl and a half stainless sink unit, extensive range of high and low level high gloss units, formica worktops, free standing cooker, stainless steel canopy extractor fan, partly tiled walls. Lvf flooring, plumbed for washing machine,

understairs storage, fridge freezer space, fridge freezer, panelled radiator, Pvc double glazed rear door.

## First Floor

Access to roofspace.

## Bedroom

12'4" x 9'3" (3.78 x 2.83)

Double panelled radiator, built-in storage, concealed gas boiler.

## Bedroom

11'0" x 8'2" at widest (3.36 x 2.49 at widest)

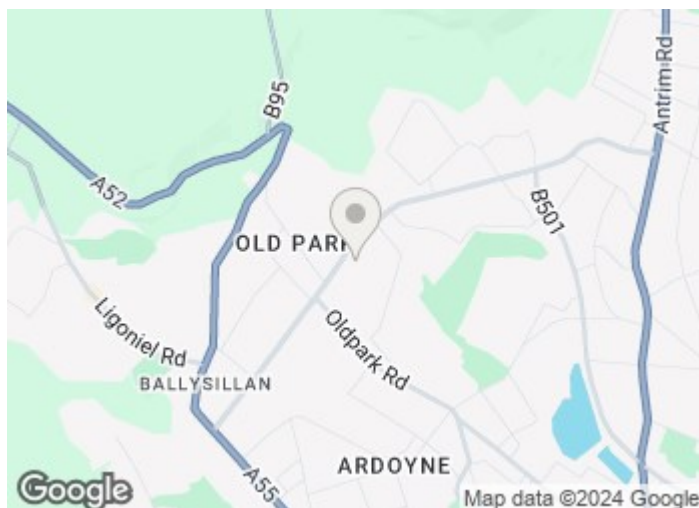
Panelled radiator.

## Bathroom

Fully tiled modern white bathroom suite comprising panelled bath, drench style thermostatic shower, shower screen, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

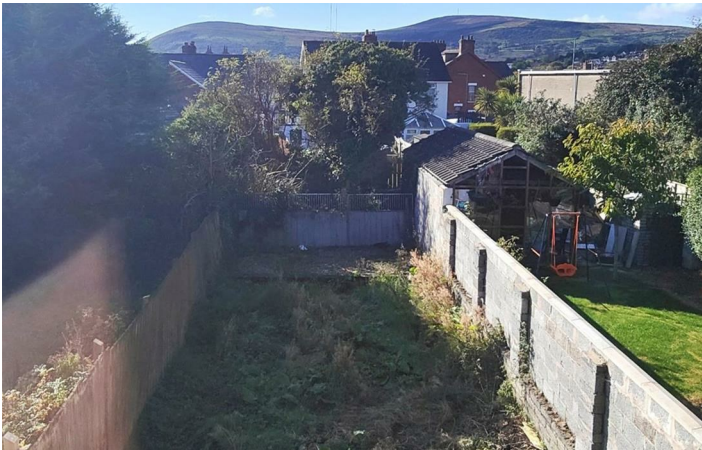
## Outside

Hard landscaped gardens to front in stones, panel fencing. Driveway parking. Extensive rear in concrete patio, mature lawn, vertical panel fencing, outside light and tap.



## Directions







# Floor Plan

58, Prestwick Park, BELFAST, BT14 6PJ



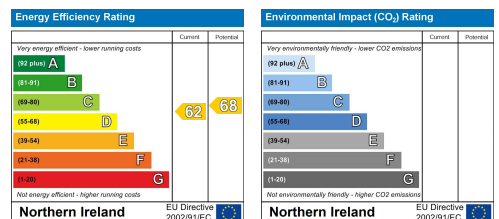
Ground Floor

First Floor

Total Area: 46.7 m<sup>2</sup> ... 502 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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