



**32 Buttermilk Loney, Belfast, BT14 8HG**

- Semi Detached Villa
- Lounge
- Deluxe Fully Tiled Bathroom
- Furnished Cloakroom
- Fully Enclosed Landscaped Rear Garden
- Two Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway
- Ideal First Time Buy

**Offers Over £149,950**

**EPC Rating B**



32 Buttermilk Loney, Belfast, BT14 8HG



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite double glazed front door. Stairwell to first floor.  
Alarm system. Tiled floor, continuing through lounge.

#### LOUNGE 16'0" x 11'3" (wps)

Box bay window to front elevation. Access to under stairs store  
with light.



## **KITCHEN WITH INFORMAL DINING AREA 12'5" x 10'11"**

Modern fitted kitchen with range of high gloss high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit. Range of integrated appliances comprising gas hob, oven, fridge freezer and washer/dryer. Stainless steel pyramid style extractor hood. Gas fired central heating boiler (housed in matching unit). Matching upstands and mirrored splash back to hob. Tiled floor.

## **REAR HALL**

Composite double glazed rear door. Tiled floor.

## **FURNISHED CLOAKROOM**

White two piece suite comprising vanity unit and W.C. Splash back tiling to sink. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access via slingsby style ladder to roof space with light. Access to built in store with light.

### **BEDROOM 1 14'10" x 11'8" (wps)**

### **BEDROOM 2 11'3" x 7'7"**

Access to built in wardrobe/store.

### **DELUXE FULLY TILED BATHROOM**

Contemporary, white, three piece suite comprising tile encased bath, floating vanity unit and W.C. Thermostat controlled shower unit and glass shower screen over bath. Towel radiator.

### **EXTERNAL**

Front garden in lawn.

Generous sized private driveway finished in tarmac.

Fully enclosed, low maintenance rear garden finished in range of patio areas and decorative stone.

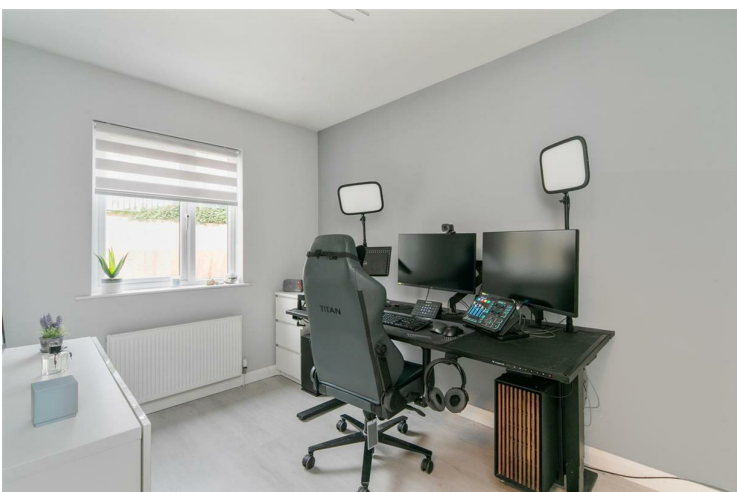
External lighting.

External power points.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**CGR FINANCIAL**  
...WE DO MORTGAGES



**Immaculately presented, modern, two bedroom, semi detached home with large, fully enclosed rear garden, located within the recently constructed Buttermilk Loney development, Ballysillan Park, North Belfast.**

**The property comprises entrance hall, furnished cloakroom, lounge with box bay window, kitchen with informal dining area, modern fitted kitchen with range of integrated appliances, two well proportioned first floor bedrooms and deluxe fully tiled bathroom with contemporary, white, three piece suite.**

**Externally, the property enjoys private driveway finished in tarmac, front garden in lawn, and fully enclosed, low maintenance rear garden finished in range of patio areas and decorative stone.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Ideal first time buy.**

**Early viewing strongly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards



**WE ARE MACMILLAN.**  
CANCER SUPPORT