



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 117 Fortwilliam Park , Belfast, BT15 4AS

### Offers Around £375,000

Superb Extended Double Fronted Red Brick Detached Villa Holding A Magnificent Mature Site With Delightful Wooded Backdrop.

A fabulous opportunity to purchase a beautifully maintained and extended red brick double fronted detached villa benefiting from a full width ground floor extension with further potential holding a magnificent mature site within this highly regarded residential location. The richly appointed interior comprises 3 bedrooms, 4 reception rooms, extended modern fitted kitchen with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia, eaves, new rainwater goods, oil fired central heating and has been maintained to the highest possible standard by the present owners while still allowing the new owners to maximise the accommodation of this most impressive family home. A private and mature site with substantial rear gardens with superb patio area and a garden room with further storage adds the finishing touches to a home which will impress - With opportunities for the family buyer of this nature few and far between early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	



# 117 Fortwilliam Park

## , Belfast, BT15 4AS



- Superb Extended Double Fronted Red Brick Detached Villa
- Modern White Bathroom Suite
- Pvc Fascia, Eaves, New Rainwater Goods
- Most Sought After Location
- 3 Bedrooms, 4 Reception Rooms
- Oil Fired Central Heating
- Garden Room, Excellent Storage
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Magnificent Rear Gardens

### Entrance Hall

Pvc double glazed entrance door, built-in storage double panelled radiator.

### Living Room

19'0" x 10'9" (5.81 x 3.30)

Attractive fireplace, panelled radiator, double doors.

### Dining Room

10'11" x 11'3" (3.35 x 3.45)

Panelled radiator.

### Extended Kitchen/Dining

18'4" x 10'8" at widest (5.59 x 3.26 at widest)

Bowl and a half stainless steel sink unit, extensive range of high level and low level units, formica worktops, free standing cooker, integrated extractor fan, fridge freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor, breakfast bar, pine tongue and groove ceiling, recessed lighting, panelled radiator.

### Living Room

17'6" x 17'7" at widest (5.35 x 5.38 at widest)

Hardwood door to rear, oak bar unit, double panelled radiator.

### Conservatory

15'7" x 12'7" at widest (4.75 x 3.85 at widest)

Ceramic tiled floor, pvc double doors.

### First floor

Landing, access to roofspace.

### Bathroom

Modern 4 piece white suite comprising corner bath, telephone handset shower, shower cubicle, electric shower, pedestal wash hand basin, partly tiled walls, pine tongue and groove ceiling, hotpress storage, panelled radiator.

### Separate WC

Fully tiled white suite comprising low flush wc.

### Bedroom

11'4" x 10'2" (3.46 x 3.12)

Panelled radiator.

### Bedroom

9'0" x 6'3" (2.76 x 1.92)

Panelled radiator.

### Bedroom

10'9" x 11'0" (3.30 x 3.36)

Panelled radiator.

### Garden Room

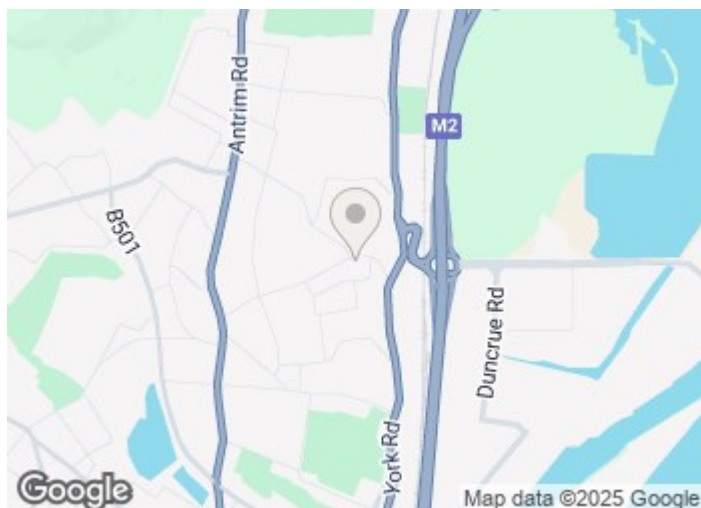
17'10" x 10'0" (5.44 x 3.06)

PVC double glazed door.

### Storage

### Outside

Ample tarmac driveway parking. Gardens to front and extensive rear in mature lawn, mature shrubs, hedging and flowerbeds, extensive patio areas, outside light and 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

