



## 48 Prestwick Park , Belfast, BT14 6PJ

**Offers Around £124,950**

Superb Double Extended Semi Detached Villa With Delightful South Facing Rear Gardens.

Superb double extended semi detached villa within this ever popular and sought after location. The well appointed interior has been double extended to offer 2 double bedrooms, lounge, dining room open plan to extended kitchen and extended classic white bathroom suite. The dwelling further boasts uPvc double glazed windows, gas central heating and has been well presented throughout. The delightful private south facing rear gardens and this most convenient location combines with low outgoings to make this the ideal family home - 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 48 Prestwick Park

, Belfast, BT14 6PJ



- Superb Double Extended Semi Detached Villa
- Upvc Double Glazed Windows
- Extended Bathroom Suite
- 2 Double Bedrooms
- Gas Central Heating
- Private South Facing Rear Garden
- 1+ Reception Rooms
- Extended Fitted Kitchen
- Most Convenient Location

### Entrance Hall

Hardwood entrance door.

### Lounge

13'5" x 9'1" (4.09 x 2.77)

Attractive brick fireplace, double panelled radiator.

### Dining Room

12'11" x 7'7" (3.94 x 2.32)

Panelled radiator, concealed gas boiler.

Open plan to:

### Kitchen

15'8" x 5'8" (4.78 x 1.74)

Single drainer stainless steel sink unit, range of high and low level

units, formica worktops, free standing cooker, plumbed for washing machine, plumbed for dishwasher, fridge freezer space, partly tiled walls, ceramic tiled floor, understairs storage, hardwood rear door.

### First Floor

Landing, panelled radiator.

### Bathroom

Classic white bathroom suite comprising panelled bath with telephone handset shower, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor.

### Bedroom

9'10" x 7'8" (3.01 x 2.36)

Built-in storage, panelled radiator.

### Bedroom

13'6" x 9'0" (4.12 x 2.75)

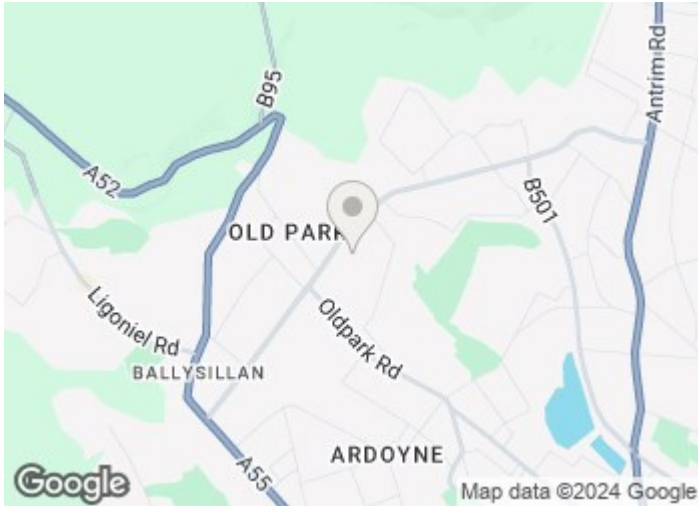
Panelled radiator.

### Roofspace

Floored roofspace storage via slingsby ladder.

### Outside

Enclosed front in concrete patio, private rear in artificial grass, mature lawn, flowerbeds, outside light and storage.



### 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.



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