

43 Willowbank Gardens , Belfast, BT15 5AJ

Offers Over £179,950

An Exceptional Refurbished Period Home In This Highly Regarded Cavehill Road Location.

An extraordinary home beautifully finished offering stylish accommodation moments from Alexandra Park and the many amenities of the Cavehill and Antrim Road areas. The richly appointed interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, living room, contemporary kitchen incorporating steel under oven and ceramic hob and fully tiled contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, recently installed gas central heating, roofing improvements, floored roofspace for storage, extensive use of wood laminate floor coverings and has been redecorated throughout. The south facing walled patio garden to rear and the most convenient location with being a stone throw away from the Waterworks adds the finishing touches to a home which will have immediate appeal - 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		EU Directive 2002/91/EC	

43 Willowbank Gardens

, Belfast, BT15 5AJ



- Exceptional Refurbished Period Home
- Contemporary White Bathroom
- Most Convenient Location
- Sought After Cavehill Location
- 3 Bedrooms, 2 Reception Rooms
- Recently Installed Gas Central Heating
- Highest Presentation
- Contemporary Fitted Kitchen
- uPvc Double Glazed Windows
- South Facing Walled Garden

Entrance Porch

Composite front door, ceramic tiled floor.

Entrance Hall

Vestibule door with leaded light detail, wood laminate floor, leaded light, panelled radiator, under stairs storage, cornice ceiling.

Lounge

14'4" x 13'0" into bay (4.37 x 3.98 into bay) Double panelled radiator, wood laminate floor, cornice ceiling.

Living Room

12'9" x 11'6" (3.90 x 3.51) Double panelled radiator, wood laminate floor.

Extended Kitchen

19'8" x 8'5" (5.99 x 2.56) Stainless steel sink unit, extensive range of high and low level units, formica

worktops, built-in oven and ceramic hob, radiator, wood laminate floor, wood panelled wall.

stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partially tiled walls, Lvf flooring.

First Floor

Landing, access to roofspace

Bathroom

Fully tiled contemporary white suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, ceramic tiled floor.

Bedroom

12'5" x 8'10" (3.79 x 2.71) Double panelled radiator, wood laminate floor.

Bedroom

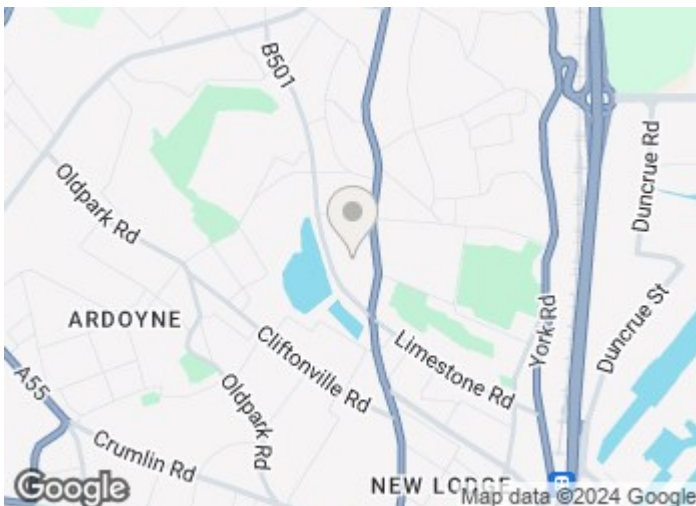
15'3" x 11'0" into bay (4.67 x 3.36 into bay) Panelled radiator, double panelled

Bedroom

10'11" x 8'9" (3.34 x 2.67) Double panelled radiator, wood laminate floor, wood panelled wall.

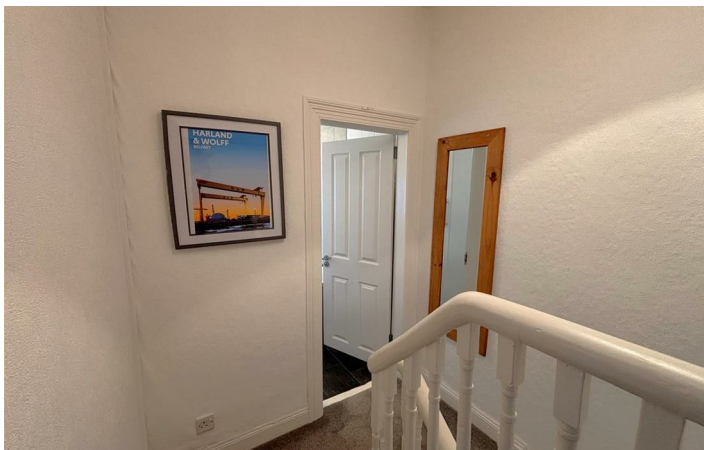
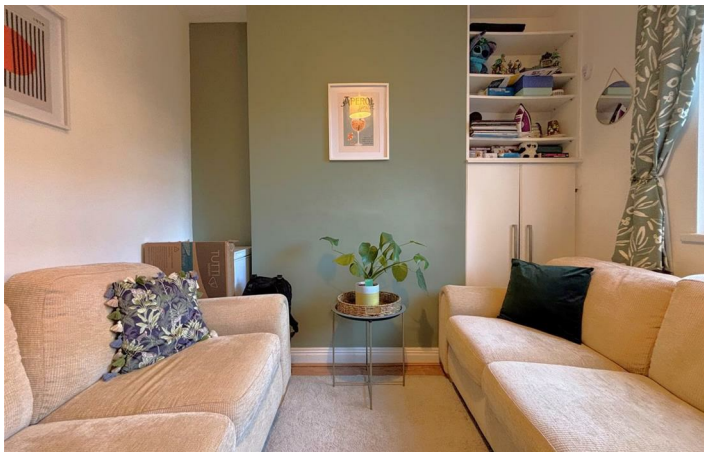
Outside

Forecourt in brick paver, rear walled garden hard landscaped with southerly aspect, outside light and tap.



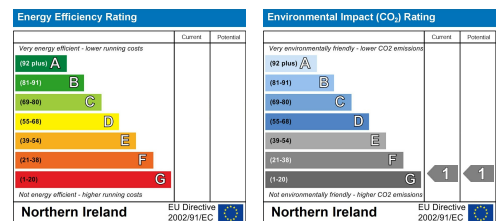
Directions





Floor Plan

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