



14 Mount Coole Gardens , Belfast, BT14 8JY

**Offers In The Region Of
£269,950**

A Most Attractive Red Brick Detached Residence Holding a Charming Position Within This Sought After Location.

Holding a prime position within this most admired and sought after residential location this attractive extended red brick detached residence will have immediate appeal. The richly appointed interior comprises 3 bedrooms, two reception rooms, extended fitted kitchen incorporating integrated appliances and modern white bathroom suite complete with separate shower cubical. The dwelling further offer gas central heating, upvc double glazed windows with pvc double glazed exterior doors, pvc fascia and eaves, built in mirrored slider wardrobes and has been maintained to an excellent standard over the years.

Landscaped gardens on a corner site with southerly aspect with extensive patio areas combines with the most convenient location with leading schools, public transport, local shopping and an attached garage with ample carparking to make this the perfect family home.

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	

14 Mount Coole Gardens

, Belfast, BT14 8JY



- Attractive Extended Red Brick Detached Residence
- Modern White Bathroom Suite
- Pvc Fascia And Eaves
- Cul De Sac Position
- 3 Bedrooms, 2 Reception Rooms
- Gas Fired Central Heating
- Highly Regarded Residential Location
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Attached Garage Superb Corner Site

Enclosed Entrance Porch

Upvc double glazed entrance door, wood strip floor.

Entrance Hall

Glazed vestibule door, wood strip floor, panelled radiator, under stairs storage.

Lounge

17'3" x 9'6" (5.28 x 2.91)
Hardwood fireplace, quartz inset, gas flame fire, two panelled radiators.

Dining Room

9'8" x 9'9" (2.97 x 2.99)
Panelled radiator.

Extended Kitchen

12'2" x 8'10" (3.71 x 2.70)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and gas hob, microwave

housing, integrated fridge/freezer, plumbed for dish washer, tall larder, splash back, wood laminate floor.

Rear Lobby

Plumbed for washing machine, wood laminate floor, panelled radiator.

First Floor

Landing, Corner picture window, panelled radiator

Bathroom

Modern white suite comprising panelled bath, vanity unit, shower cubical, thermostatically controlled drench shower, telephone hand shower, low flush wc, pvc panelled walls and ceiling, recessed lighting, chrome radiator.

Bedroom

10'0" x 9'6" (3.05 x 2.92)
Built-in mirror slider robes, panelled radiator.

Bedroom

10'9" x 9'8" (3.29 x 2.95)
Wood laminate floor, built-in mirror slider robes, panelled radiator.

Bedroom

8'8" x 7'2" (2.66 x 2.19)
Wood laminate floor, panelled radiator.

Roofspace

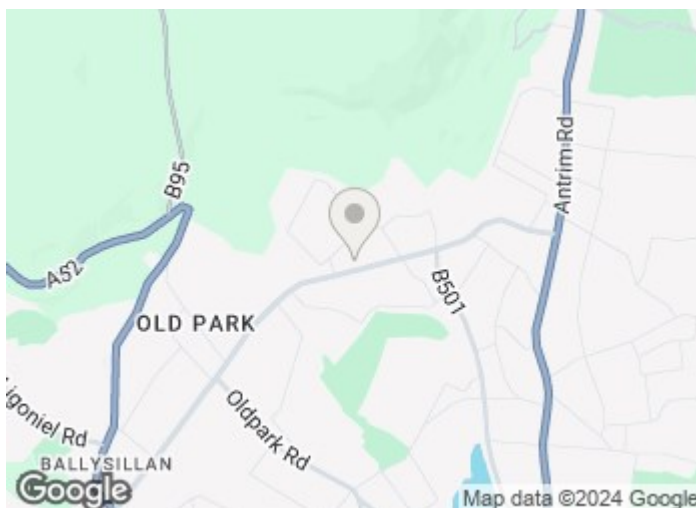
Slingsby type ladder, partially sheeted, electric light.

Attached Garage

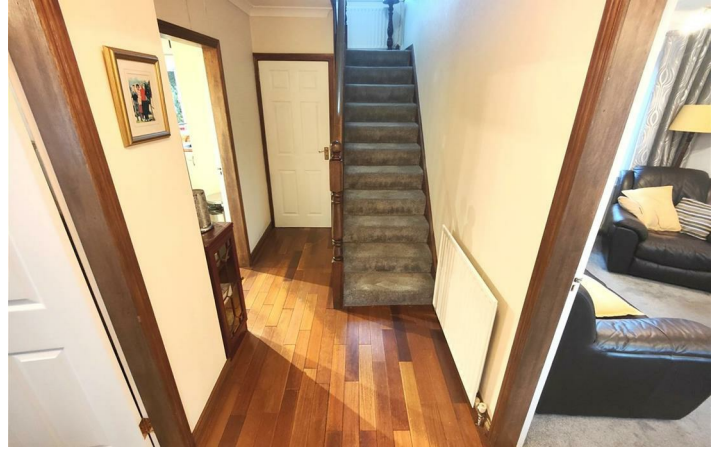
25'7" x 9'0" (7.80 x 2.76)
Wall mounted gas boiler, roller shutter door, light and power. ample carparking.

Outside

Extensive gardens to front side and rear in lawns, shrubs and flower beds, patio areas, paved driveway, mature hedging, ample carparking, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

