



38 Parkmount Road , Belfast, BT15 4EQ

Beautiful Double Extended Period Gate Lodge.

A charming beautifully presented double extended period gate lodge holding a prime position within this highly regarded residential location. The richly appointed interior comprises 3 bedrooms, spacious lounge with feature multi-fuel stove, extended fitted kitchen with dining area and classic white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, pvc fascia and eaves, extensive use of porcelain and ceramic floor coverings, gas central heating, built-in mirrored slider robes, excellent energy rating and has been maintained and presented to a high standard over the years. Driveway with carparking bays and walled front garden with extensive side and rear combines with the perfect location to make this the ideal home for young and old alike.

**Offers In The Region Of
£249,950**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

38 Parkmount Road

, Belfast, BT15 4EQ



- Charming Detached Gate Lodge
- Gas Central Heating
- Extensive Rear Garden
- 3 Bedrooms, Spacious Lounge
- Upvc Double Glazed Windows
- Highest Presentation
- Extended Fitted Kitchen With Dining Area
- Classic White Bathroom

Enclosed Entrance Porch

Upvc double glazed entrance door, wood stripe floor.

Entrance Hall

Glass vestibule door, panelled radiator, wood strip floor.

Lounge

18'3" x 15'5" (5.57 x 4.70)

Attractive brick fireplace, wood burning stove, two panelled radiators, porcelain tiled floor, spot lights.

Extended Kitchen

16'5" x 9'7" (5.00 x 2.91)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built - in under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing machine, tumble

dryer space, fridge/freezer space, partly tiled walls, ceramic tiled floor, spot lights.

Dining Area, panelled radiator, upvc double glazed rear door.

First Floor

Bedroom

11'2" x 8'5" (3.40 x 2.57)

Panelled radiator, wood laminate floor, built-in mirrored slider robes.

Bedroom

15'3" x 8'10" (4.66 x 2.69)

Panelled radiator, built-in mirrored slider robes, spot lights, wood laminate floor.

Bedroom

10'1" x 8'11" (3.07 x 2.71)

Panelled radiator.

Bathroom

White suite comprising panelled bath, telephone and shower, pedestal wash and basin, low flush wc, fully tiled walls, panelled radiator, ceramic tiled floor, concealed gas boiler.

Outside

Gardens front, side and extensive rear in lawn, shrubs and flowerbeds, driveway with carparking bay, outside light and tap, garden shed.



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.

