ULSTER PROPERTY SALES

CAVEHILL BRANCH 194 Cavehill Road, Belfast, BT15 5EX

O28 9072 9270 cavehill@ulsterpropertysales.co.uk







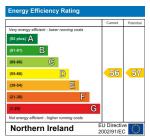


38 Parkmount Road , Belfast, BT15 4EQ

Beautiful Double Extended Period Gate Lodge.

Offers In The Region Of £249,950

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 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.



38 Parkmount Road , Belfast, BT15 4EQ







- Charming Detached Gate Lodge
- · Gas Central Heating
- Extensive Rear Garden

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 Panelled radiator, wood laminate floor, 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

- · 3 Bedrooms, Spacious Lounge · Extended Fitted Kitchen With **Dining Area**
- Upvc Double Glazed Windows
 Classic White Bathroom
- Highest Presentation

dryer space, fridge/freezer space, partly Bathroom tiled walls, ceramic tiled floor, spot lights. White suite comprising panelled bath,

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

First Floor

Bedroom

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

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











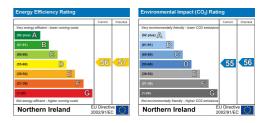






Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN 028 9060 5200 BALLYHACKAMORE 028 9047 1515 BALLYNAHINCH 028 9756 1155
 BANGOR
 DOWNPATRICK

 028 9127 1185
 028 4461 4101

 CARRICKFERGUS
 FORESTSIDE

 028 9336 5986
 028 9064 1264

 CAVEHILL
 GLENGORMLEY

 028 9072 9270
 028 9083 3295

 DOWNPATRICK 028 4461 4101
 MALONE 028 9066 1929

 FORESTSIDE 028 9064 1264
 NEWTOWNARDS 028 9181 1444

 GLENGORMLEY 028 9083 3295
 RENTAL DIVISION 028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill) ®Ulster Property Sales is a Registered Trademark