



36 Kilcoole Gardens , Belfast, BT14 8LJ

Offers Over £165,000

Modern Constructed Semi Detached Villa Holding A Prime Cul De-Sac Position.

A well presented semi detached villa of modern construction holding an excellent site with wooded backdrop set within a quite cul de sac position. The modern interior comprises 3 bedrooms, open plan through lounge with attractive fireplace and patio doors to rear, modern fitted kitchen incorporating built-in oven and hob and classic white bathroom suite. The dwelling further offers upvc double glazed windows, doors, fascia, eaves and replacement rainwater goods, extensive use of ceramic and wood laminate flooring coverings, gas central heating, excellent energy rating and has been presented to a good standard over the years. A private rear garden with wooded backdrop and elevated site 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	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

36 Kilcoole Gardens

, Belfast, BT14 8LJ



- Modern Semi Detached Villa
- Classic White Bathroom Suite
- Hard Landscaped Rear Garden
- 3 Bedrooms Through Lounge
- Gas Central Heating
- Delightful Wooded Backdrop
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Prime Cul De Sac Position

Entrance Hall

Upvc double glazed entrance door, panelled radiator

Open PLAN:

Lounge

30'4" x 17'1" (9.25 x 5.23)

Wood laminate floor, double panelled radiator, attractive fireplace with cast iron inset, under stairs storage, pvc patio doors.

Kitchen

11'10" x 8'5" (3.61 x 2.57)

Bowl and a half single drainer stainless steel sink unit, extensive

range of high and low level units, formica work tops, built-in oven and ceramic hob, integrated extractor fan, plumbed for washing machine, breakfast bar, wine rack, partly tiled walls, ceramic tiled floor, panelled radiator.

First Floor

Landing, access to roofspace.

Bathroom

Classic white suite comprising panelled bath, electric shower, shower screen, pedestal wash hand basin, low flush wc, tiled walls, ceramic tiled floor, recessed lighting, panelled radiator.

Bedroom

11'8" x 10'4" (3.58 x 3.15)

Double panelled radiator.

Bedroom

12'4" x 10'4" (3.78 x 3.15)

Double panelled radiator.

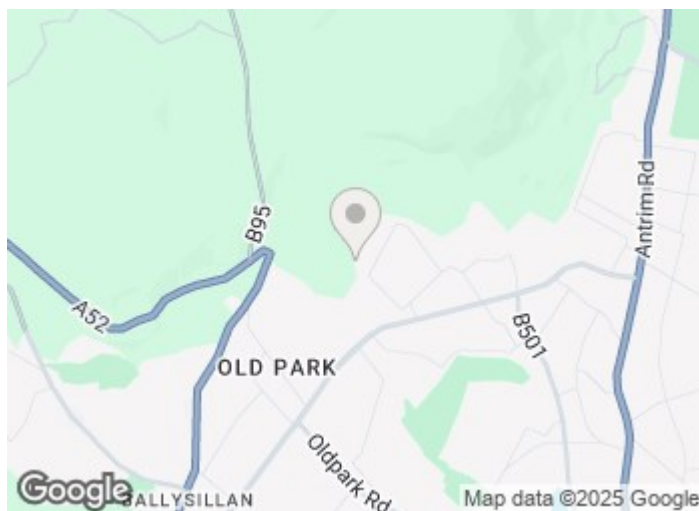
Bedroom

8'7" x 7'6" (2.62 x 2.29)

Panelled radiator, Built in storage cupboard

Outside

Front garden in lawn, rear garden in hard landscaping and patio areas, outside tap and light. Tarmac driveway. lighting.



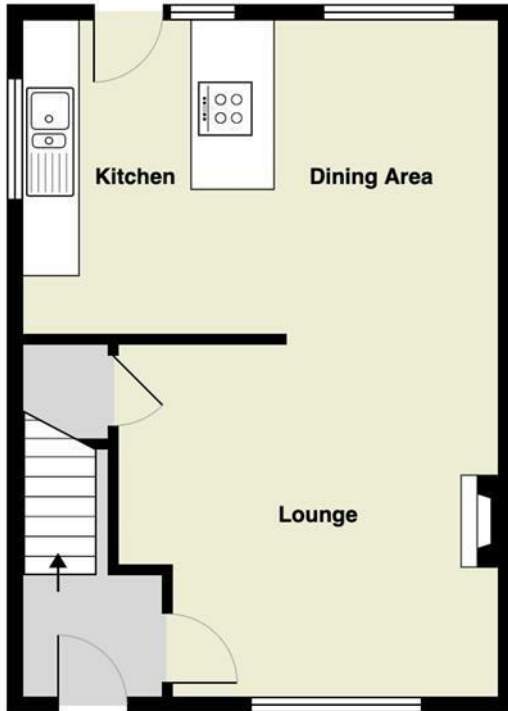
Directions



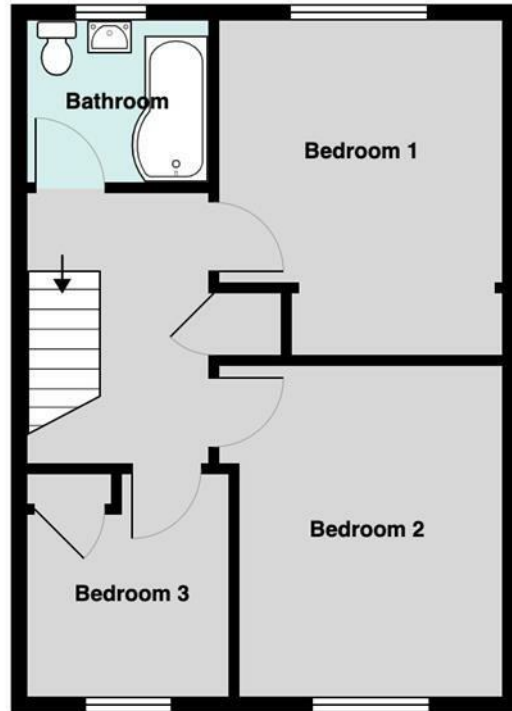
Floor Plan



90, Kilcoole Gardens, BELFAST, BT14 8LJ



Ground Floor

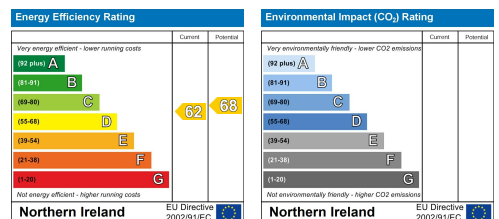


First Floor

Total Area: 76.1 m² ... 819 ft²

All measurements are approximate and for display purposes only

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