

67 Willowbank Gardens , Belfast, BT15 5AJ

**Offers In The Region Of
£184,950**

An Exceptional Refurbished Town House In This Highly Regarded Cavehill Road Location.

A beautifully refurbished town house which has been presented to the highest standard. The richly appointed accommodation comprises 4 bedrooms, through lounge, modern fitted kitchen incorporating built-in under oven and hob and integrated appliances and luxury white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, extensive use of wood laminate floor covering throughout and has undergone a programme of improvement works in recent times. Conveniently positioned to the many excellent local amenities with leading schools, parks and public transport all close by with the Cathedral Quarter and the New University campus only minutes away makes internal inspection 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	

67 Willowbank Gardens

, Belfast, BT15 5AJ



- Exceptional Refurbished Town House
- Modern Fitted Kitchen
- Gas Central Heating
- Highly Regarded Cavehill Road Location
- 4 Bedrooms
- Luxury White Bathroom Suite
- Extensive Use Of Wood Laminate Floor Coverings
- Through Lounge
- uPvc Double Glazed Windows
- Undergone Programme Of Improvement Works

Entrance Porch

uPvc entrance door, ornate stained glass inset.

Entrance Hall

Wood laminate floor, panelled radiator.

Through Lounge

23'3" x 10'5" (7.11 x 3.20)

Ornate cornicing and ceiling rose, understairs storage, wood laminate floor.

Dining Area

Pvc double door to rear garden.

Extended Kitchen

11'6" x 6'5" (3.53 x 1.98)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, integrated extractor fan, integrated fridge/freezer, plumbed

for washing machine, fully tiled walls, pvc ceiling, recessed lighting, pvc door to rear.

First Floor

Landing, panelled radiator.

Bathroom

Luxury white bathroom suite comprising walk-in shower, vanity unit, low flush wc, chrome towel rail, ceramic tiled floor, pvc walls and ceiling, recessed lighting.

Bedroom

8'0" x 7'1" (2.46 x 2.18)

Built-in robe, wood laminate floor, panelled radiator, wall mounted gas boiler.

Bedroom

13'8" x 10'2" (4.17 x 3.12)

Picture rail, panelled radiator,

Second Floor

Landing, velux style window

Bedroom

10'2" x 8'0" (3.12 x 2.46)

Wood laminate floor, panelled radiator.

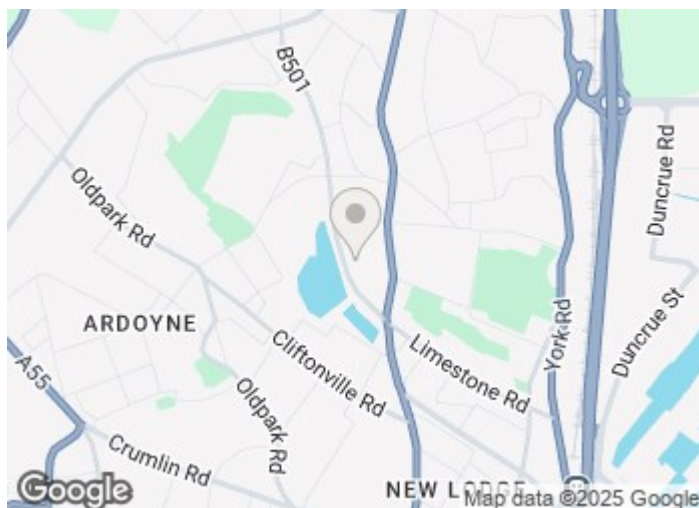
Bedroom

13'8" x 10'4" (4.17 x 3.15)

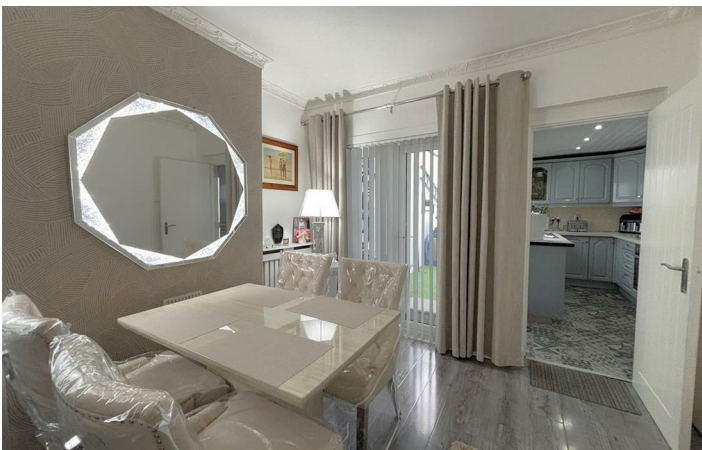
Panelled radiator.

Outside

Forecourt, secure enclosed yard, boiler house, outside tap.



Directions



Floor Plan

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