



51 Larkfield Road, Belfast, BT4 1QF  
Offers in the region of £199,950

- Semi detached villa
- Three reception rooms
- Four good bedrooms
- Bathroom with a three piece suite with separate shower cubicle
  - Downstairs WC
  - The house occupies a large site
  - Requires extensive modernisation
- Situated close to the array of shops on the Belmont Road
  - Selection of outbuildings included

Upvc front door

Entrance Porch

Tiled floor

Hardwood front door 26'03" x 7'10" (8.00m x 2.39m)

Entrance hall, storage under stairs

Lounge 14'08" x 14'06" (4.47m x 4.42m)

Into bay window, wood panelled ceiling

Dining room 14'08" x 13'01" (4.47m x 3.99m)

Woos floor, wood panelled ceiling

Kitchen/living room 22'08" x 13'06" (6.91m x 4.11m)

Range of high and low level units, stainless steel sink with chrome mixer tap and single drainer. Double oven. four ring gas hob, tiled floor, wood panelled ceiling, casual dining space. Fireplace

Utility room 12'02" x 11'08" (3.71m x 3.56m)

Tiled floor, plumbed for washing machine, oil boiler

Upstairs landing

Access to roofspace

Bedroom 1 14'06" x 13'01" (4.42m x 3.99m)

Bedroom 2 14'07" x 12'10" (4.45m x 3.91m)

Laminate wood floor, built in furniture

Bedroom 3 12'09" x 11'07" (3.89m x 3.53m)

At widest point, built in storage

Bedroom 4 8'03" x 8'03" (2.51m x 2.51m)

WC

Low flush wc, tiled walls, wood panelled ceiling

Bathroom 9'05" x 9'01" (2.87m x 2.77m)

At widest points, Three piece suite comprising pedestal wash hand basin with chrome taps, panel bath with chrome taps, shower unit with thermostatic shower. Vinyl flooring. Fully tiled walls. Wood panelled ceiling. Storage.

OUTSIDE 33'03" x 23'06" (10.13m x 7.16m)

Building 1

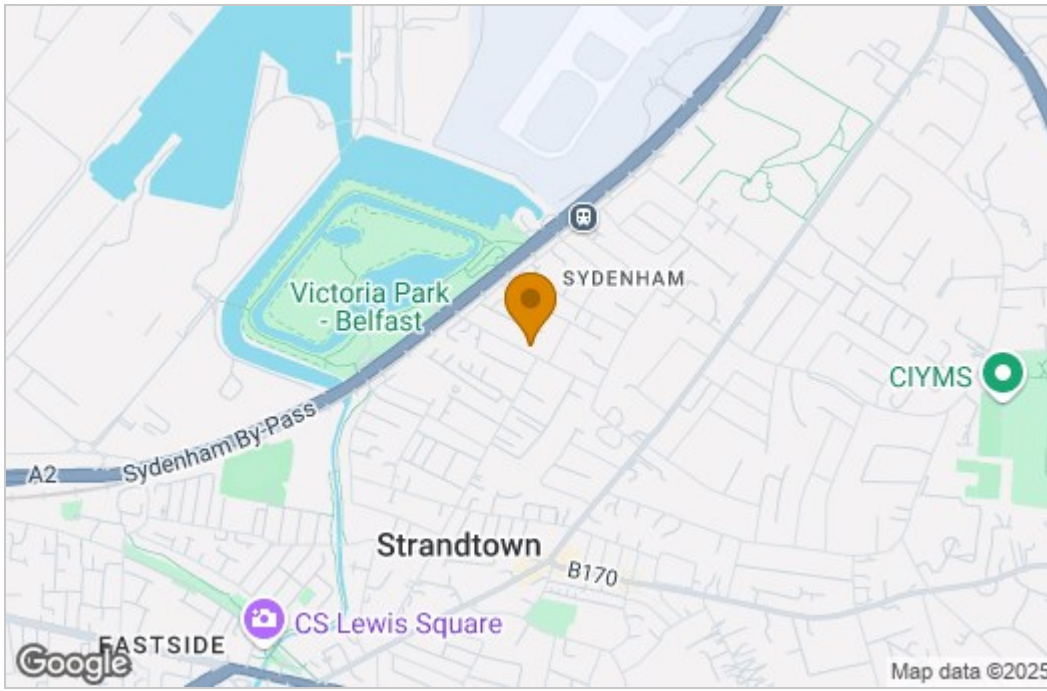
OUTSIDE 22'11" x 15'06"

Building 2

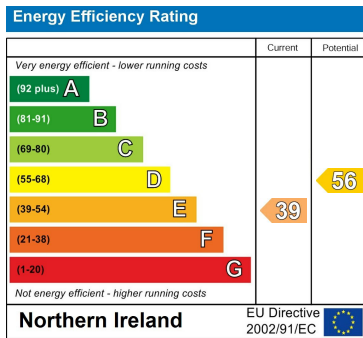
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## Area Map



## Energy Efficiency Graph



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