

## 11 Wolfend Way , Belfast, BT14 8PT

**Offers Over £119,950**

Modern Town Terrace In Courtyard Setting Set Within This Popular Ligonell Road Location.

A beautifully presented and modernised town terrace holding a superb position within a courtyard setting. The richly appointed interior comprises 3 bedrooms, open plan lounge, spacious fitted kitchen with dining area off and classic white bathroom suite. The property further offers pvc fascia and eaves, uPvc double glazed windows, excluding one, downstairs furnished cloakroom, gas central heating, excellent energy rating and extensive use of ceramic and wood laminate floor coverings. Ideally suited to the first time buyer or young couple with secure parking and private gardens this is an opportunity not to be missed - 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	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 11 Wolfend Way

, Belfast, BT14 8PT



- Superb Modern Terrace Property
- Open Plan Lounge, 3 Bedrooms
- Spacious Modern Fitted Kitchen
- Classic White Bathroom
- uPvc Double Glazed Windows (excluding 1)
- Downstairs Furnished Cloakroom
- Gas Central Heating
- Increasingly Popular Location
- Off Street Parking

## Open Entrance Porch

### Entrance Hall

UPvc double glazed entrance door, double panelled radiator, wood laminate floor.

Open Plan to:

### Lounge

11'4" x 13'2" (3.45 x 4.01)

"Hole in wall" fireplace, 2 x double panelled radiators, wood laminate floor.

### Kitchen

11'7" x 17'6" (3.53 x 5.33)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops,

cooker space, canopy extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor.

### Dining Area

Double panelled radiator, under stairs storage, ceramic tiled floor.

### Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, ceramic tiled floor.

### First Floor

Landing, concealed gas boiler, storage cupboard.

### Bedroom

11'1" x 9'5" (3.38 x 2.87)

Wood laminate floor, panelled radiator.

### Bathroom

Classic white suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, double panelled radiator, half tiled walls, ceramic tiled floor.

### Bedroom

8'2" x 6'9" (2.49 x 2.06)

Panelled radiator.

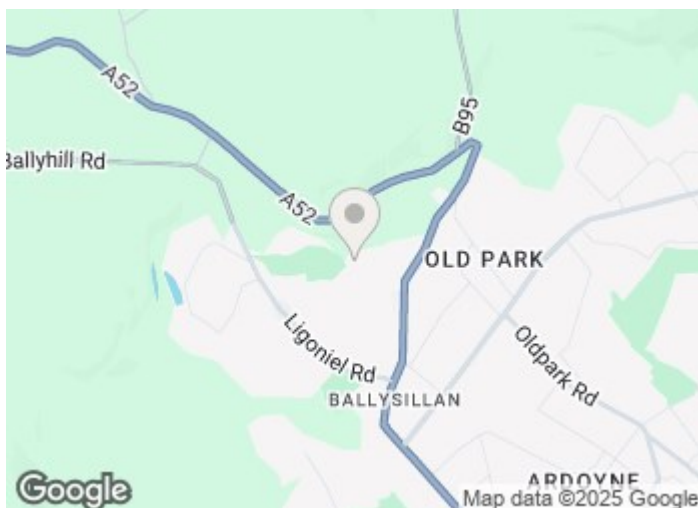
### Bedroom

11'4" x 10'0" (3.45 x 3.05)

Wood laminate floor, panelled radiator, built-in robe

### Outside

Hard landscaped gardens front and enclosed rear, outside light and tap, driveway, secure car parking

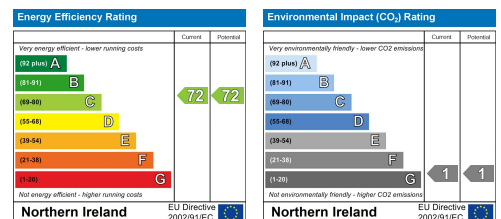


## Directions



# 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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

FORETSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

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