



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



11 Springvale Park , Belfast, BT14 8DD

Offers Over £164,950

Stunning Semi Detached Villa Presented To "Show Home" Standards Within This Most Popular Location.

A fabulous extended semi detached villa holding a prime position within this ever popular location. The immaculately appointed interior comprises 3 bedrooms, lounge, luxury fitted kitchen incorporating built-in under oven and hob, integrated fridge, freezer, dishwasher and washing machine, contemporary white bathroom suite incorporating panelled bath with drench shower. The dwelling further offers gas fired central heating, upvc double glazed windows and doors, extensive use of quality wood laminate, porcelain tiled floors throughout, recently re-wired along with quality replacement goods. Hard landscaped garden front and extensive rear, off street carparking and detached garage combines with this most popular location - Early Inspection 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
66	69	
Northern Ireland		EU Directive 2002/91/EC

11 Springvale Park

, Belfast, BT14 8DD



- Stunning Semi Detached Villa
- Presented To "Show Home" Standards
- 3 Bedrooms, Lounge
- Luxury Integrated Kitchen
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Detached Garage
- Most Popular Residential Location

Entrance Hall

Composite double glazed entrance door, wood laminate floor, understairs storage.

Lounge

7'9" x 10'11" (2.37 x 3.34)

Fireplace, wood laminate floor, double panelled radiator.

Dining Room

11'9" x 9'10" (3.59 x 3.01)

Wood laminate floor, panelled radiator.

Kitchen

12'2" x 7'1" (3.73 x 2.18)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops,

built-in under oven, ceramic hob, stainless steel extractor fan, integrated fridge/freezer, integrated washing machine, integrated dishwasher, partly tiled walls, featured radiator, recessed lighting, pvc double glazed door to rear.

First Floor

Landing, storage cupboard, access to roofspace.

Bathroom

Modern white bathroom suite comprising panelled bath, drench shower, vanity unit, low flush wc, featured radiator, porcelain tiled floor, fully tiled walls, extractor fan, recessed lighting.

Bedroom

11'9" x 9'9" (3.60 x 2.98)

Wood laminate floor, double panelled radiator, recessed lighting.

Bedroom

11'1" x 9'11" (3.39 x 3.03)

Wood laminate floor, double panelled radiator.

Bedroom

7'10" x 7'4" (2.41 x 2.26)

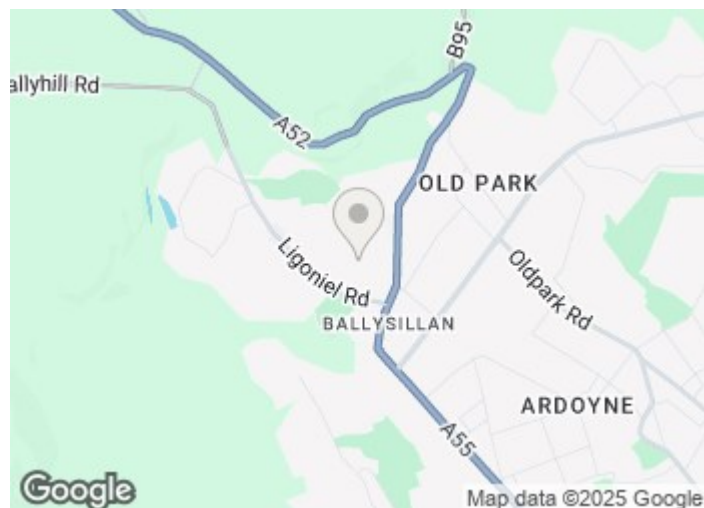
Wood laminate floor, double panelled radiator.

Outside

Hard landscaped gardens front and rear, mature hedging & shrubs to rear, outside light & tap.

Detached Garage

Up and over door.



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.

