



## 29 Waterloo Park North , Belfast, BT15 5HW

**Offers Over £325,000**

A Superb Detached Bungalow Affording Adaptable Accommodation Within This Most Admired Residential Location.

Situated within what is undeniably one of the Antrim Road's most prestigious parks, this deceptively spacious detached chalet bungalow offers generously proportioned accommodation over two floors which comprises 4 bedrooms, master bedroom with ensuite, 2 reception rooms, contemporary family bathroom, study and modern fitted kitchen. The dwelling further offers uPvc double glazed windows, pvc fascia, eaves and new rainwater goods, recently installed gas fired central heating, and has been maintained and improved to an excellent standard over the years. An attached garage, in and out driveway and mature landscaped gardens with fabulous views over Belfast's Cavehill and Belfast Lough and its ever changing vista combine with the ideal cul de sac location creating the perfect home worthy of your immediate attention. The adaptable accommodation offers the potential to be tailored to suit your needs and lifestyle whether you are looking to downsize without compromise on location or a property with room to grow. Don't miss the opportunity to make this charming house your new home - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		53	68
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 29 Waterloo Park North

, Belfast, BT15 5HW



- Superb Detached Bungalow
- Contemporary Bathroom Suite
- Gas Central Heating
- Most Sought After Cul De Sac Location
- 4 Bedrooms 2 Reception Rooms
- Master Bedroom With Ensuite
- Attached Garage
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Private Mature Gardens

## Entrance Porch

Pvc double glazed entrance door, ceramic tiled floor.

## Entrance Hall

Built-in storage, recessed lighting, double panelled radiator x 2, double doors to.

## Lounge

27'7" x 14'11" (8.41 x 4.57)

Attractive marble fireplace, double panelled radiator x 2.

## Kitchen

13'5" x 12'8" (4.10 x 3.88)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, ceramic hob, canopy extractor, high level oven, integrated fridge freezer, partially tiled walls, ceramic tiled floor, upvc double glazed rear door, recessed spotlights, panelled radiator.

## Bedroom

12'4" x 12'7" (3.78 x 3.85)

Double panelled radiator.

## Bedroom

12'4" x 12'7" (3.76 x 3.86)

Built-in storage, panelled radiator.

## Bedroom

12'11" x 11'0" (3.94 x 3.37)

Panelled radiator.

## Bathroom

Fully tiled contemporary white suite comprising panelled bath, shower cubicle, thermostatically controlled shower, twin pedestal wash basins, low flush wc, ceramic tiled floor, panelled radiator.

## First Floor

### Living Room

171" x 191" (5.23 x 5.84)

Open plan, twin velux windows, under eaves storage x 2, double panelled radiator.

## Study

11'8" x 8'3" (3.56 x 2.54 )

Velux window, under eaves storage x 2, panelled radiator.

## Bedroom

12'10" x 12'2" (3.93 x 3.73)

Built-in storage, panelled radiator.

## Ensuite

Classic bathroom suite comprising shower cubicle, thermostatically controlled shower, marble topped pedestal wash hand basin, extractor fan, low flush wc, recessed lighting, panelled radiator.

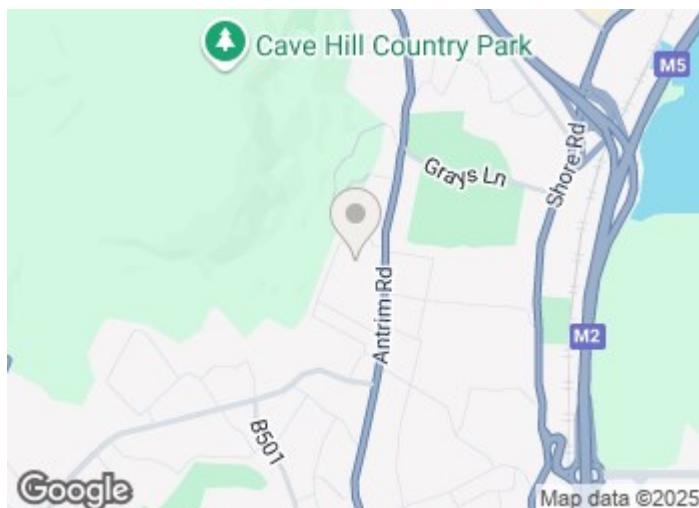
## Attached Garage

28'4" x 10'7" (8.64 x 3.24)

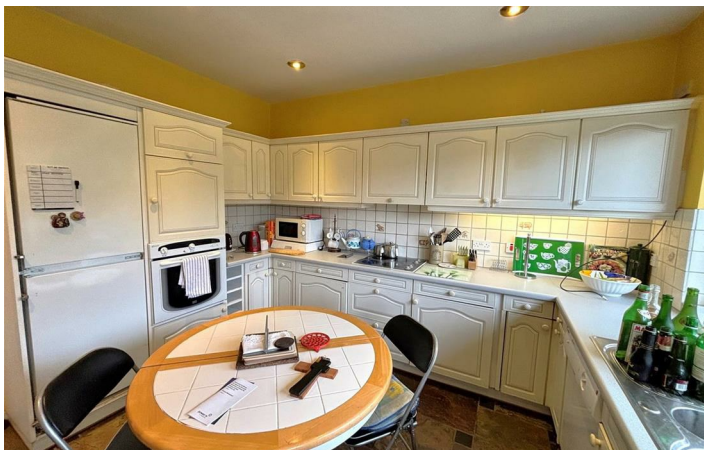
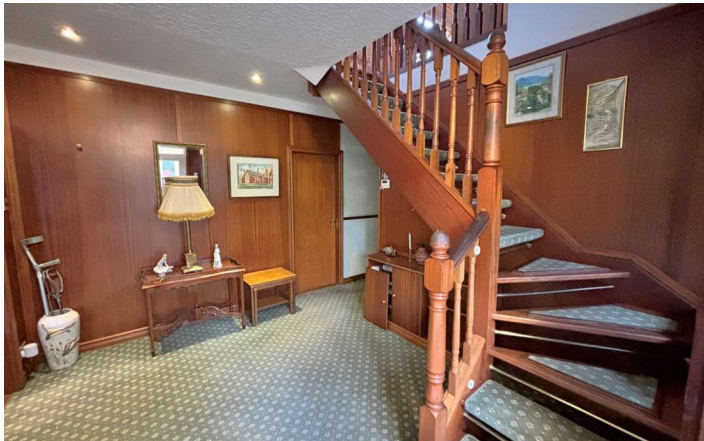
Electric roller shutter door.

## Outside

In and out tarmac driveway. Mature gardens front and rear in lawns, hedging, shrubs and flower beds. Outside light and tap.

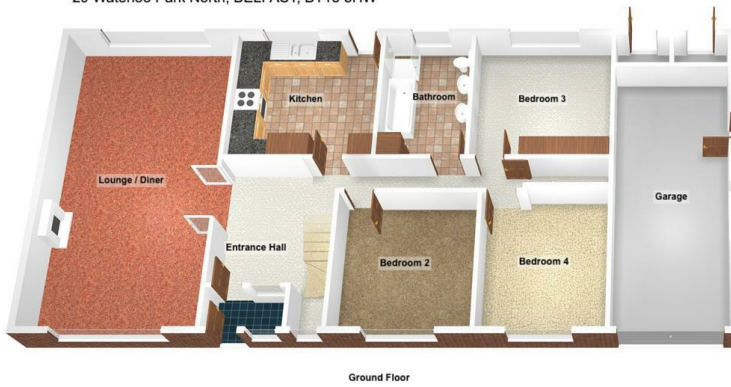


## Directions



# Floor Plan

29 Waterloo Park North, BELFAST, BT15 5HW



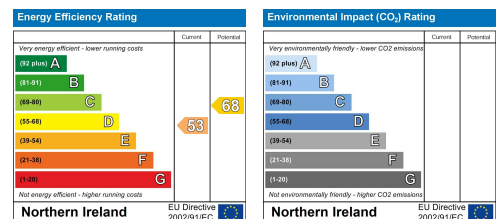
Ground Floor



First Floor

Total Area: 183.2 m<sup>2</sup> ... 1972 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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.



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