

## 11 Waveney Grove , Belfast, BT15 4FW

**Offers In The Region Of  
£119,950**

Red Brick Mid Terrace Holding A Superb Cul De Sac Position Within This ever Popular residential Location.

A fabulous opportunity to purchase a red brick mid terrace holding a superb cul de sac position within this ever popular location requiring some improvement works. The interior comprises 3 bedrooms, through lounge, fitted kitchen and white bathroom suite. The dwelling further offers gas fired central heating and is ideally suited to the young married couple or investor alike combing low outgoings with a most convenient location making this an opportunity not to be missed.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 11 Waveney Grove

, Belfast, BT15 4FW



- Superb Mid Terrace
- Fitted Kitchen
- Most Convenient Location
- 3 Bedrooms
- White Bathroom Suite
- Through Lounge
- Gas Central Heating

## Entrance Hall

Panelled radiator.

## Lounge

17'11" x 9'11" (5.47 x 3.03)

Fireplace, panelled radiator.

## Kitchen

11'1" x 10'2" (3.39 x 3.12)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double oven and ceramic hob, canopy extractor fan, partly tiled walls, panelled radiator.

## Rear Lobby

Fridge/Freezer space, plumbed for washing machine, under stairs storage with wall mounted gas boiler.

## First Floor

Landing.

## Bedroom

10'0" x 8'11" (3.07 x 2.73)

Panelled radiator.

## Bathroom

White suite comprising panelled bath, shower screen, telephone handset shower,

pedestal wash hand basin, low flush wc, pvc panelled walls, panelled radiator.

## Bedroom

17'8" x 8'10" (5.4 x 2.71)

Built-in robes.

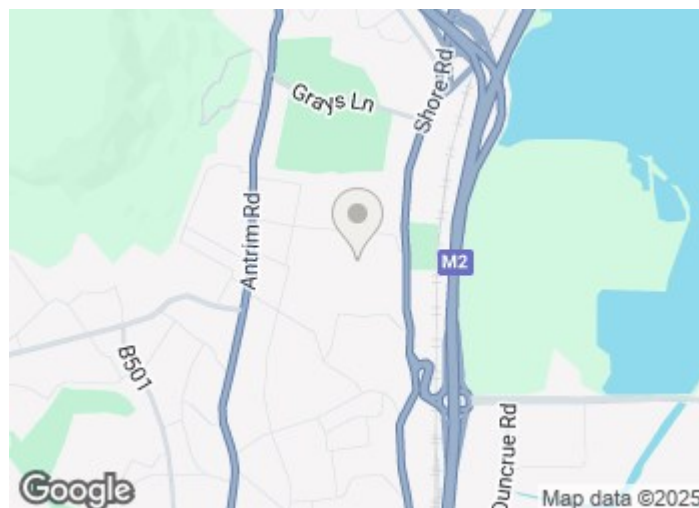
## Bedroom

12'1" x 7'5" (3.69 x 2.27)

Panelled radiator.

## Outside

Gardens front in stone chippings, rear in lawn, outside tap.



## 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.



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