



## 16 Cooldarragh Park , Belfast, BT14 6TH

**Offers Around £325,000**

Extended Period Detached Residence Set Within This Highly Regarded Cul-De-Sac Location.

A superb example of a fine period extended detached residence holding a prime position within this most admired residential location. The spacious interior comprises 3 bedrooms, 2 + reception rooms, downstairs shower room, modern fitted kitchen and modern white bathroom suite. The dwelling further offers oak flooring to entrance hall with picture window to landing, pvc double glazed windows and exterior doors, newly fitted gas fired central heating, pvc fascia and eaves and has benefited from a programme of improvement works in past years including roofing improvements yet retains period character throughout. The private mature gardens with double length detached garage and the perfect cul de sac location with leading schools, public parks, Cavehill Tennis Club, Fortwilliam Golf Club, excellent shopping and public transport all within walking distance and City Centre a simple commute - 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



# 16 Cooldarragh Park

, Belfast, BT14 6TH



- Extended Period Detached Residence
- Upvc Double Glazed Windows
- Downstairs Shower Room
- Most Sought After Location
- 3 Bedrooms 2 + Reception rooms
- Extended Fitted Kitchen
- Double Length Garage
- Gas Central Heating
- Modern White Bathroom Suite
- Private Mature Gardens

## Enclosed Entrance Porch

Composite double glazed entrance door.

## Entrance Hall

Glazed vestibule door, oak flooring, double panelled radiator, under stairs storage.

## Downstairs Shower Room

Modern white suite comprising fully tiled shower cubicle, electric shower unit, vanity unit, low flush wc, fully tiled walls, panelled radiator, ceramic tiled floor, partially panelled walls.

## Lounge

15'1" x 10'10" (4.61 x 3.31)  
Oak flooring, attractive tiled fireplace, double panelled radiator, twin leaded windows, double aspect windows.

## Living Room

13'3" x 12'7" (4.05 x 3.84)  
Oak flooring, tiled fireplace, double panelled radiator, picture rail.

## Kitchen

14'2" x 10'9" (4.34 x 3.30)  
Bowl and a half steel sink unit, extensive range of high and low level units, formica worktops, 4 ring gas hob, integrated extractor, steel under oven, fridge freezer space, built-in storage cupboards, concealed gas boiler, plumbed for washing machine, partially tiled walls, ceramic tiled floor, double panelled radiator, upvc double glazed rear door.

## First Floor

Landing, access to roofspace, airing cupboard.

## Bedroom

15'7" x 10'11" (4.77 x 3.34)  
Two panelled radiators

## Bedroom

12'1" x 10'5" (3.69 x 3.20)  
Double panelled radiator.

## Bedroom

8'8" x 8'10" (2.65 x 2.70)  
Double panelled radiator.

## Bathroom

Fully tiled modern white suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, fully tiled walls, panelled radiator, ceramic tiled floor.

## Roofspace

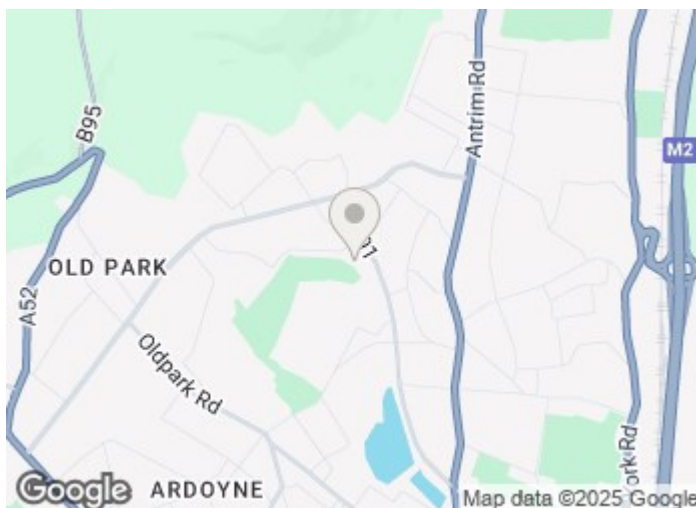
18'9" x 12'3" (5.74 x 3.74 )  
Slingsby type ladder, velux window

## Detached Garage

29'8" x 10'4" (9.06 x 3.16)  
Up and over door.

## Outside

Concrete driveway with parking, mature gardens front and rear in lawns, mature hedging, flower beds, timber decking, patio and shrub, outside light and tap.

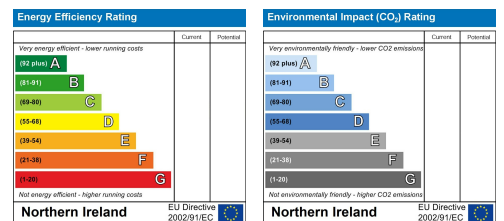


## Directions



# 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.



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