

21 Waveney Park , Belfast, BT15 4FS

**Offers In The Region Of
£129,950**

A Fabulous Town Terrace Holding A Superb Position Within This Ever Popular Location.

An excellent opportunity to purchase a spacious town terrace perfectly suited to the first time or young family buyer alike. The spacious interior comprises 3 bedrooms, through lounge, excellent fitted kitchen with dining area and modern white bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating, pvc fascia and eaves. A most convenient location with off street car parking and low out goings with private hard landscaped rear garden add the finishing touches to a home which offers fabulous potential throughout - 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	

21 Waveney Park

, Belfast, BT15 4FS



- Impressive Double Fronted Town Terrace
- Spacious Fitted Kitchen With Dining Area
- Gas Central Heating
- Private Rear Garden
- Highly Regarded Location
- Modern White Bathroom Suite
- Low Outgoings
- 3 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- Off Street Carparking

Entrance Hall

Upvc double glazed entrance door.

Through Lounge

18'8" x 10'0" (5.70 x 3.06)

Upvc double glazed french style double doors, panelled radiator,

Kitchen

17'11" x 10'3" (5.47 x 3.14)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, washing machine space, fridge/freezer space, partly tiled walls, 1/4

panelled walls, Lvf flooring, upvc double glazed rear door,

Dining Area

Concealed gas boiler.

First Floor

Landing.

Bedroom

9'10" x 8'11" (3.02 x 2.72)

Lvf flooring, panelled radiator.

Bedroom

12'4" x 7'9" (3.77 x 2.37)

Wood laminate floor, panelled radiator.

Bedroom

16'8" x 7'9" (5.09 x 2.38)

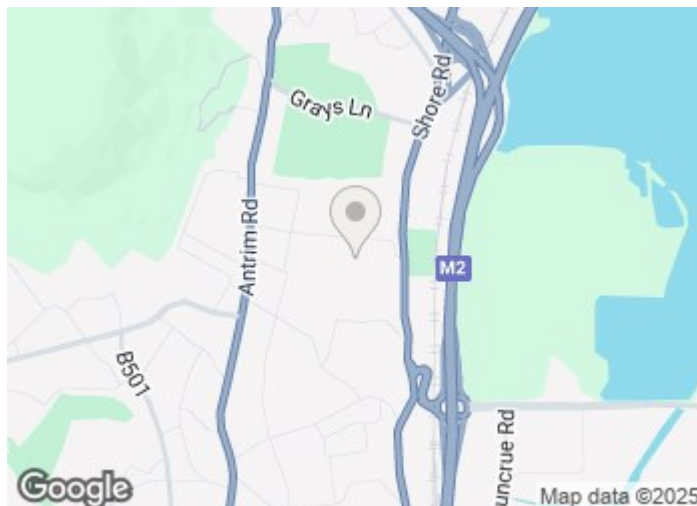
Wood laminate floor, built-in robes, panelled radiator.

Bathroom

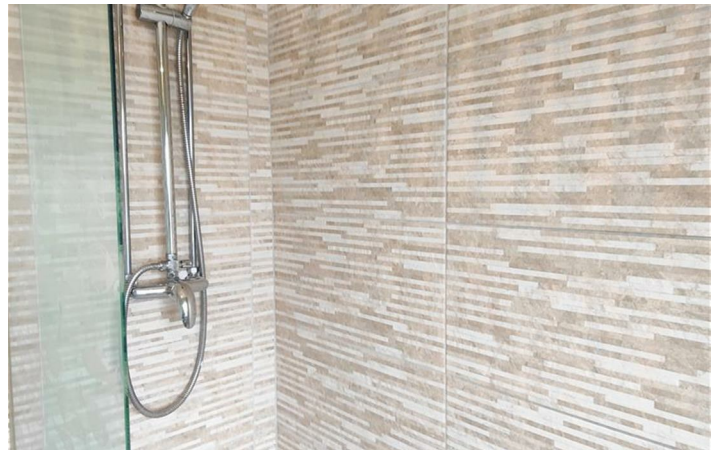
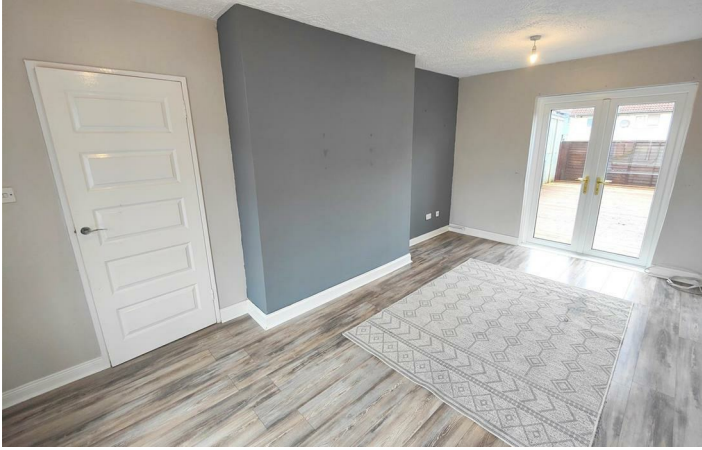
White suite comprising panelled bath, shower screen, drench shower, pedestal wash hand basin, low flush wc, partly tiled walls, Lvf flooring, panelled radiator.

Outside

Off street parking. Hard landscaped front & rear garden in patio area, feature deck area, garden shed, 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.



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