

## 54 Kilcoole Park , Belfast, BT14 8LB

**Offers Over £145,000**

Attractive Red Brick Semi Detached Villa Situated Within This Highly Regarded Location.

A fabulous opportunity to purchase a red brick semi detached villa holding the perfect position within this ever popular and sought after location. Ideally suited to a young married couple the property comprises 3 bedrooms, lounge, feature multi fuel stove, fitted kitchen with dining area and classic white bathroom suite. The dwelling further benefits from oil fired central heating, upvc double glazed windows and is within walking distance of Cavehill Primary and local Secondary schools. Private gardens with south facing rear overlooking wooded park combines with a detached garage and low outgoings to offer all that is required to create the perfect family home.

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>			
		63	75
		EU Directive 2002/91/EC	

# 54 Kilcoole Park

, Belfast, BT14 8LB



- Highly Regarded Location
- Fitted Kitchen
- White Bathroom Suite
- Gardens Front and Rear
- 3 Bedrooms
- Oil Fired Central Heating
- Floored & Sheeted Roof Space
- Lounge
- Upvc Double Glazed Windows
- Detached Garage

## Entrance Hall

Upvc entrance door, double panelled radiator.

## Lounge

14'6" x 10'1" (4.42 x 3.07)  
Multi Fuel Stove, wall light point, panelled radiator, double panelled radiator.

## Kitchen

10'2" x 8'10" (3.10 x 2.69)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, double panelled radiator.

## Lobby

UPvc double glazed rear door.

## Bathroom

White suite comprising panelled bath, electric shower, shower screen, pedestal wash hand basin, low flush wc, fully tiled walls, extractor fan, panelled radiator.

## First Floor

Landing - access to roof space.

## Bedroom

14'6" x 10'2" (4.42 x 3.11)  
Storage cupboards, double panelled radiator.

## Bedroom

10'2" x 7'10" (3.10 x 2.39)  
Panelled radiator.

## Bedroom

9'10" x 6'7" (3.00 x 2.01)  
Panelled radiator.

## Roof Space

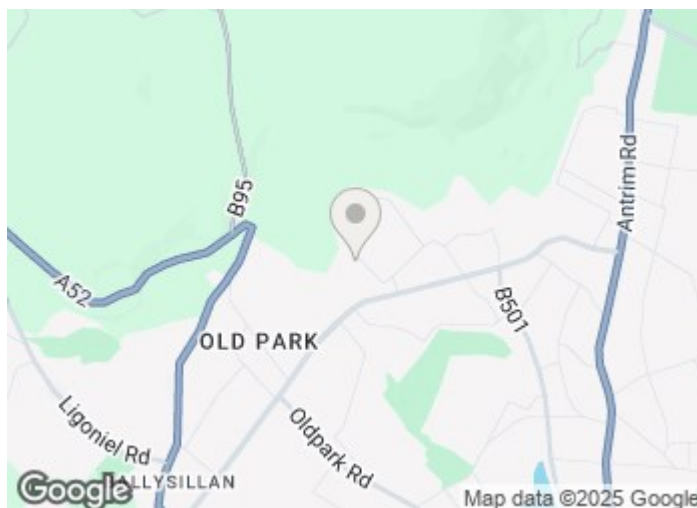
Floored and sheeted, insulated, electric light.

## Outside

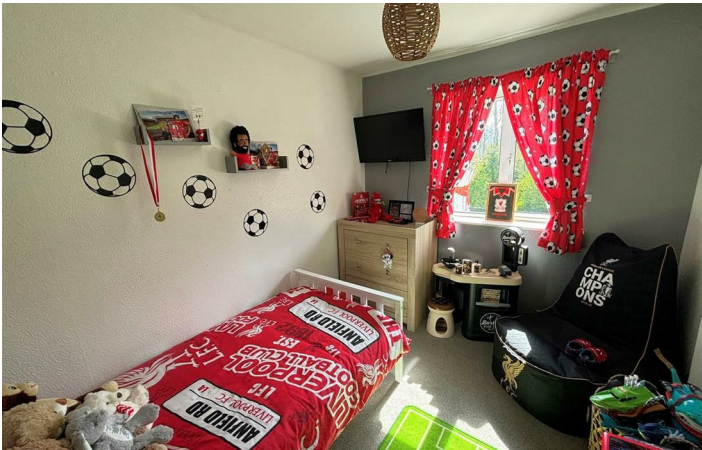
Enclosed garden in lawn and driveway, enclosed garden to rear in lawn and paved patio areas, oil tank.

## Detached Garage

18'8" x 9'5" (5.69 x 2.87)  
Up and over door, light and power, oil fired central heating boiler.

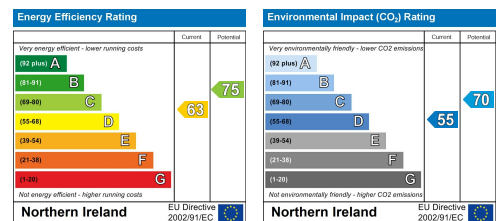


## Directions



# 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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