



7 Parkmount Road , Belfast, BT15 4EQ

Asking Price £375,000

A Handsome Period Red Brick Semi Detached Residence Set Within A Quite Tree Lined Avenue Within This Much Admired Residential Location

Set amidst an exclusive tree lined Avenue, this modernised extended and beautifully appointed period semi detached residence will have immediate appeal. The impressive interior comprises 4 bedrooms, plus study, 2 reception rooms, spacious fitted kitchen with stainless steel range, peninsula unit with casual dining area off and deluxe white bathroom suite. The generously proportion interior further offers master suite to loft with en-suite shower room, uPvc double glazed windows, gas fired central heating, pvc fascia and eaves, downstairs furnished cloakroom and shuttered windows. Within walking distance of leading schools, Fortwilliam Golf Course, Cavehill Country Park and public transport this is a home worthy of your immediate attention.

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		61	70
EU Directive 2002/91/EC			

7 Parkmount Road

, Belfast, BT15 4EQ



- Extended Handsome Period Semi Detached Villa
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Highly Regarded Location
- 4 Bedrooms 2 Reception Rooms
- Master With En-suite Shower Room
- Downstairs Furnished Cloakroom
- Superb Fitted Kitchen With Dining Area
- Gas Central Heating
- Tree Lined Avenue

Enclosed Entrance Porch

Composite entrance door, ceramic tiled floor, leaded light detail.

Entrance Hall

Vestibule door, double panelled radiator, recessed lighting, ceramic tiled floor, corniced ceiling shuttered window.

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, ceramic tiled floor.

Lounge into Bay

16'2" x 12'0" (4.95 x 3.66)

Shuttered bay window, attractive modern fireplace, panelled radiator, wood laminate floor, corniced ceiling.

Living Room

12'4" x 12'0" (3.78 x 3.66)

Feature pot belly stove, picture rail, cornice ceiling, double panelled radiator, wood laminate floor, double glazed French doors, corniced ceiling.

Kitchen

22'6" x 10'11" (6.86 x 3.35)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, granite worktops, peninsula with wooden inlay, 5 ring stainless steel range cooker, canopy extractor fan, fridge/freezer space, integrated dishwasher, plumbed for washing machine, recessed lighting, partly tiled walls, granite splash back, ceramic tiled floor.

Dining Area

Panelled radiator, Upvc double glazed rear door.

First Floor

Landing, panelled radiator.

Bathroom

Classic white bathroom comprising panelled bath, telephone hand shower, vanity unit, low flush wc, fully tiled walls, shower cubicle, thermostatic drench shower, telephone hand shower, recessed lighting, chrome radiator, ceramic tiled floor, shutter window.

Bedroom

11'3" x 11'3" (3.45 x 3.43)

Shutter window, panelled radiator.

Bedroom into Bay

16'10" x 11'10" (5.15 x 3.63)

Shuttered bay window with leaded light detail.

Bedroom

12'11" x 12'4" (3.96 x 3.76)

Panelled radiator.

Fixed Stair Case

Study area

Second Floor

Bedroom

17'3" x 12'9" (5.28 x 3.89)

Twin velux roof lights, recessed lighting, panelled radiator

En-suite Shower Room

White suite comprising shower cubicle, electric shower, wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

Outside

Walled and gated front garden with car parking and side driveway, south facing rear garden in patios and mature shrubs, outside tap and lighting, utility shed with electric light and gas fired boiler.



Directions



Floor Plan

7, Parkmount Road, BELFAST, BT15 4EQ



Ground Floor

First Floor

Second Floor

Total Area: 160.7 m² ... 1730 ft²

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% A		Very environmentally friendly - lower CO ₂ emissions 92-91% A	
91-81% B		81-91% B	
80-69% C		69-80% C	
55-68% D		55-68% D	
44-54% E		44-54% E	
31-43% F		31-43% F	
1-20% G		1-30% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Northern Ireland	EU Directive 2002/91/EC	Northern Ireland	EU Directive 2002/91/EC

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