



3 Slievetoye Park , Belfast, BT14 8JL

Offers Around £279,950

Substantial Double Fronted Period Detached Villa Set Within This Highly Regarded Residential Location

Holding a prime corner site within this highly regarded and much admired location, this magnificent home will impress. The spacious interior comprises 4 bedrooms, 2 magnificent reception rooms both into bays, fitted kitchen with built-in oven and modern white bathroom suite with separate wc. The dwelling further offers hard wood double glazed windows, pvc fascia and eaves, oil fired central heating and cavity wall insulation. An attached garage and mature heavily stocked corner site with southerly aspect and the perfect location with leading schools, public parks and transport all within walking distance add the finishing touches to this truly splendid family home.

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	

3 Slievetoye Park

, Belfast, BT14 8JL



- Handsome Red Brick Double Fronted Detached Villa
- Fitted Kitchen
- Hardwood Double Glazed Windows
- Mature Corner Site
- Modern White Bathroom
- Attached Garage
- 4 Bedrooms 2 Reception Rooms
- Oil Fired Central Heating
- Highly Regarded Location

Enclosed Entrance Porch

Upvc double glazed entrance door.

Entrance Hall

Glazed vestibule door, cloaks, panelled radiator.

Through Lounge into Bay

21'11" x 11'3" (6.70 x 3.43)

Tiled fireplace, upvc double glazed patio doors, wood laminate floor, 3 panelled radiators.

Dining Room into Bay

14'3" x 11'4" (4.35 x 3.46)

Two panelled radiators.

Kitchen

11'2" x 7'5" (3.42 x 2.27)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas hob, integrated extractor

fan, fridge/freezer space, plumbed for washing machine, wine rack, glass display unit, larder, partly tiled walls, ceramic tiled floor, upvc double glazed rear door.

First Floor

Landing, wood laminate floor, panelled radiator.

Bathroom

Modern white suite comprising shower cubical, thermostatically controlled drench shower, pedestal wash hand basin, low flush wc, chrome radiator, pvc panelled walls, part tiled walls.

Separate Matching WC

Low flush wc, ceramic tiled floor.

Bedroom

10'11" x 8'5" (3.35 x 2.57)

Panelled radiator.

Bedroom

12'2" x 11'5" (3.71 x 3.50)

Panelled radiator.

Bedroom

7'6" x 6'1" (2.31 x 1.87)

Panelled radiator.

Bedroom

11'7" x 11'2" (3.54 x 3.41)

Built in cupboard, french door, panelled radiator.

Attached Garage

20'0" x 10'11" (6.11 x 3.34)

Oil fired boiler, roll shutter door, brick paved driveway.

Outside

Mature corner site with gardens front, side and rear heavily stocked in shrubs, mature hedging, patio areas and lawns.



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.

