

20 Westway Drive , Belfast, BT13 3NQ

Offers Over £165,000

Stunning Refurbished And Extended Semi Detached Residence With Extensive Gardens

A immaculate semi detached residence extended and modernised to the highest possible standard creating a stunning family home. The extended contemporary interior comprises 3 bedrooms, through lounge open plan to living/dining room, stunning recently fitted luxury kitchen and recently installed deluxe white bathroom suite. The dwelling further offers upvc double glazed windows, fascia, eaves, new rainwater goods, oil fired central heating with new radiators and extensive use of wood laminate and ceramic floor coverings. Immaculate landscaped gardens with extensive rear garden with patio, mature lawn, raised flower beds and garden room combines with a most convenient location to make this the perfect family home - 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		43	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

20 Westway Drive

, Belfast, BT13 3NQ



- Stunning Refurbished And Extended Semi Detached Residence
- Recently Installed Deluxe Bathroom Suite
- Pvc Fascia, Eaves, New Rainwater Goods
- 3 Bedrooms, Through Lounge
- UPVC Double Glazed Windows
- Extensive Landscaped Gardens
- Recently Fitted Luxury Fitted Kitchen
- Oil Fired Central Heating, New Radiators
- Highly Regarded Ballygomartin Rd Location

Entrance Hall

Pvc double glazed entrance door, outside light, wood laminate floor, panelled radiator.

Through Lounge

26'3" x 11'4" into bay (8.01 x 3.47 into bay)

Attractive fireplace, wood laminate floor, feature radiator x 3, panelled radiator.

Oversized Archway To:

Kitchen

20'0" x 9'6" (6.10 x 2.91)

Single drainer stainless steel sink unit, extensive range of high and low level units formica worktop,

Built-in raised double oven, induction hob, stainless steel canopy extractor fan, american style fridge freezer space, plumbed for washing machine, larder, ceramic tiled floor, partially tiled walls, panelled radiator, pvc patio style door.

First Floor

Landing, access to roofspace.

Bedroom into Bay

14'0" x 9'9" (4.29 x 2.99)

Wood laminate floor, panelled radiator.

Bedroom

7'10" x 6'4" (2.41 x 1.95)

Wood laminate floor, panelled radiator.

Bedroom

11'4" x 10'2" (3.46 x 3.11)

Wood laminate floor, panelled radiator.

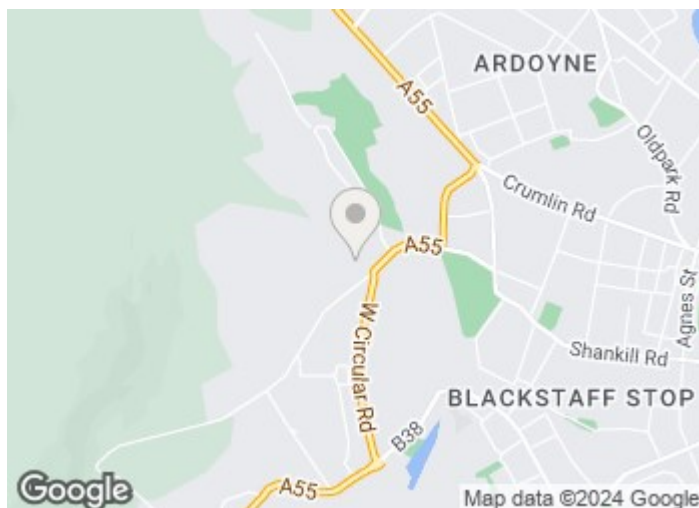
Bathroom

Fully tiled deluxe white suite comprising fully tiled shower cubicle with electric shower, low flush WC, vanity unit, feature radiator, ceramic tiled floor.

Outside

Mature gardens front and private rear in lawn, raised flower beds, concrete patio, outside light and tap.

Garden Room.

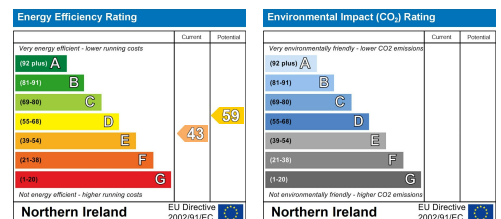


Directions



Floor Plan

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