

## 19 Hoylake Park , Belfast, BT14 6PR

**Offers In The Region Of  
£124,950**

Attractive Semi Detached Villa In Ever Popular Location.

Holding a prime position within this most popular and sought after location, this attractive period semi detached villa has been presented and modernised to the highest possible standard. The interior accommodation comprises 2 bedrooms, lounge, luxury fitted kitchen incorporating built-in oven and hob with dining area and contemporary white bathroom suite. The dwelling further offers upvc double glazed windows and doors, superb roof space, oil fired central heating and extensive use of ceramic and wood laminate floor coverings.

Hard landscaped garden to front and rear in lawn and patio area and a most convenient location with excellent amenities all within walking distance makes this home not to be missed.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 19 Hoylake Park

, Belfast, BT14 6PR



- Attractive Semi Detached Villa
- Luxury Fitted Kitchen
- Oil Fired Central Heating
- Lounge
- Contemporary White Bathroom Suite
- Convenient Location
- 2 Bedrooms
- Upvc Double Glazed Windows

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

## Extended Lounge

11'10" x 8'11" (3.61 x 2.74)

Into bay, hole in wall fireplace with modern wooden over mantel, wood burning stove, wood laminate floor.

## Kitchen

12'11" x 7'8" (3.94 x 2.34)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and cermaic

hob, splashback, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor.

Dining Area - ceramic tiled floor, panelled radiator, upvc double glazed rear door.

## First Floor

Landing.

## Bedroom

13'3" x 8'11" (4.06 x 2.72)

Double panelled radiator, wood laminate floor.

## Bedroom

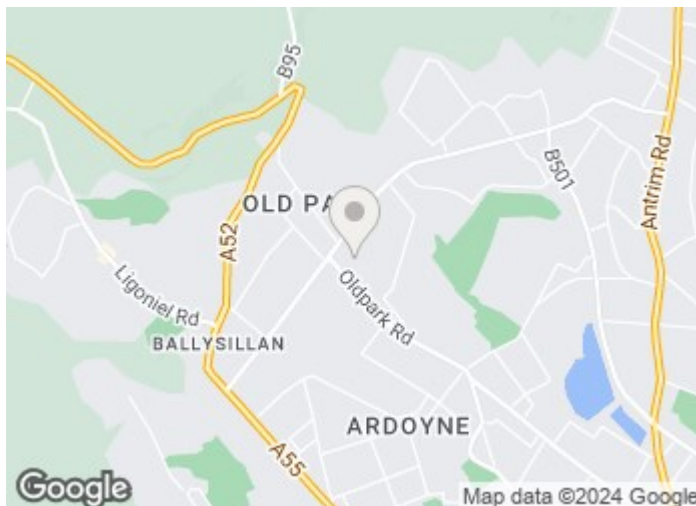
10'9" x 7'8" (3.30 x 2.36)

Wood laminate floor, panelled radiator, slingsby ladder.

## Bathroom

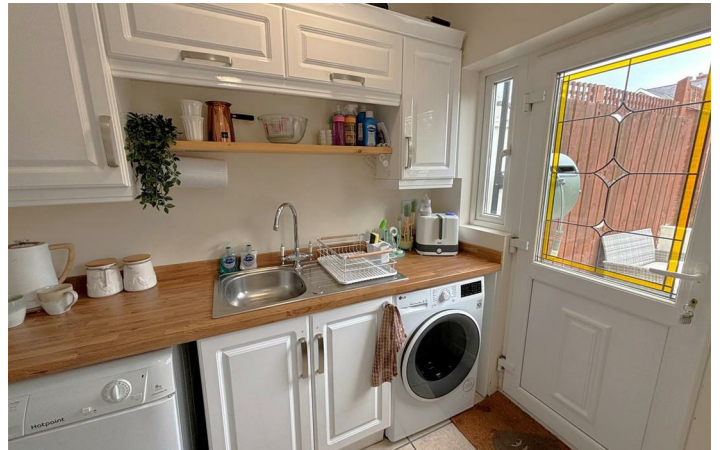
Contemporary white suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, panelled radiator, partly tiled walls, ceramic tiled floor,

## Outside



## Directions





# Floor Plan

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