COLIN GRAHAM RESIDENTIAL

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120 Kilcoole Park, Belfast, BT14 8LD

- Immaculately Presented, Extended Semi D
- Bay Fronted Lounge
- Sun Lounge Extension
- Separate En Suite Shower Room
- Private Driveway; Matching Detached Garage
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Deluxe Bathroom
- Oil Heating; PVC Double Glazing
- Low Maintenance, Fully Enclosed Rear Garden

Offers Over £169,950

EPC Rating E





120 Kilcoole Park, Belfast, BT14 8LD





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door, leading to:

LOUNGE 14'4" x 14'4" (wps)

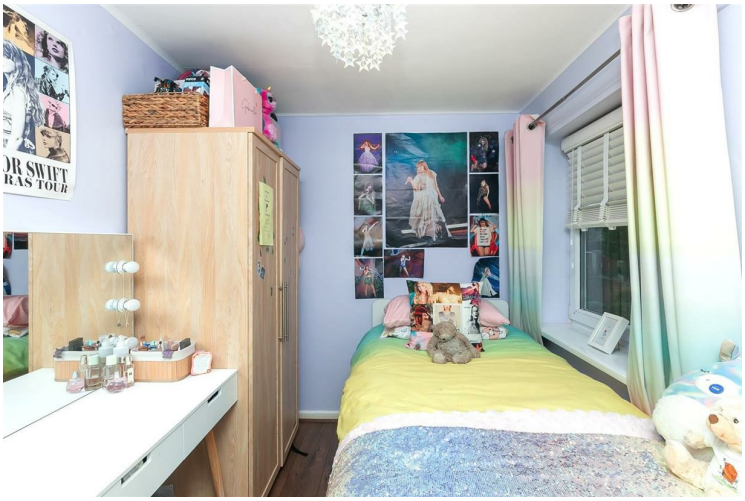
Box bay window to front elevation. Focal point fireplace. Wood laminate floor covering. Glass panelled door, leading to:

KITCHEN 11'10" x 10'0"

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, solid wood block worktop. Ceramic sink unit with draining bay. Cooker point with stainless steel extractor and splashback. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Tiled floor. Open arch leading to:







SUN LOUNGE 11'2" x 8'11"

Tiled floor. PVC double glazed French doors, leading to rear garden.

BATHROOM

Contemporary, white, three piece suite comprising panelled bath, wash hand basin and WC. Thermostat controlled mains shower unit over bath. Part tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to partially floored roof space.

PRINCIPAL BEDROOM 12'4" x 10'2"

Built in wardrobes with mirror panelled, sliding doors. Timber flooring.

EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Tiled floor.

BEDROOM 2 10'3" x 8'0"

BEDROOM 3 9'6" x 6'11"

Wood laminate floor covering.

EXTERNAL

Double gates leading to generous sized, private driveway area, finished in brick pavior.
Front garden, finished mainly in lawn.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Low maintenance, fully enclosed rear garden, finished in brick pavior.
Service area to rear of garage.
PVC oil storage tank.
Outside tap.

MATCHING DETACHED GARAGE 17'5" x 8'7"

PVC coated, roller shutter door. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems



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in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



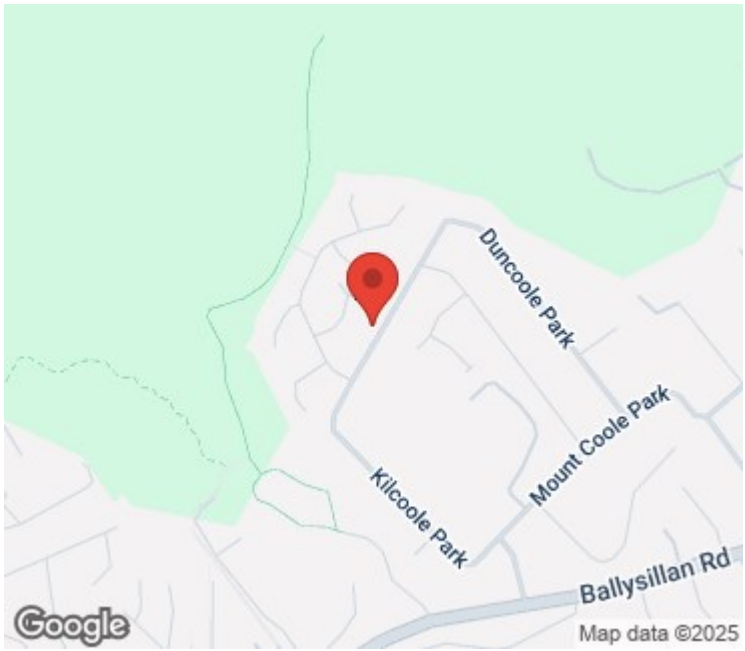
Immaculately presented, extended, three bedroom, semi detached home, with matching detached garage, situated off Ballysillan Road, North Belfast.

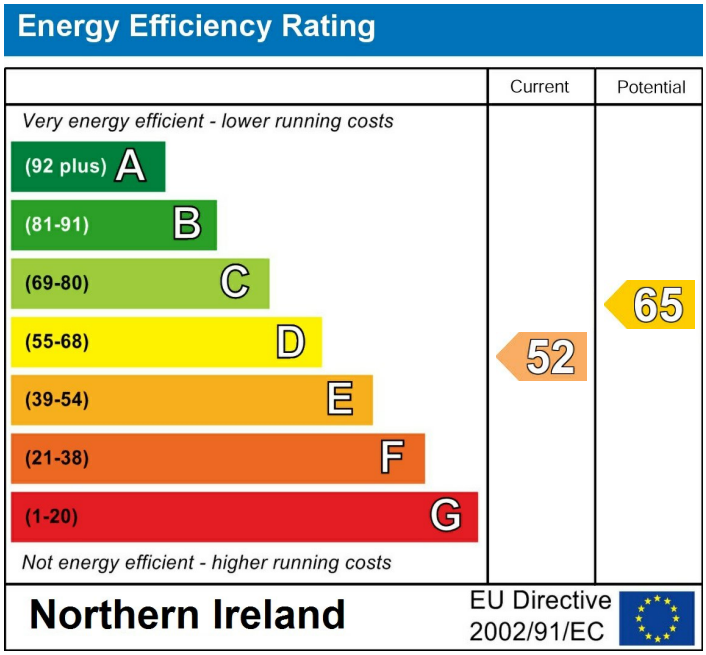
The property comprises entrance hall, bay fronted lounge, modern fitted kitchen, sun lounge, deluxe bathroom, and three well-proportioned bedrooms, to include principal en suite.

Externally, the property enjoys private driveway area finished in brick pavior, matching detached garage, and low maintenance, fully enclosed rear garden, again finished in brick pavior.

Other attributes include oil heating, PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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