COLIN GRAHAM RESIDENTIAL

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49 Waterloo Gardens, Belfast, BT15 4EY

- Extended, Detached Family Home
- Bay Fronted Lounge
- Kitchen Through Dining Room; Country Style Kitchen
- Utility Room; Furnished Cloakroom
- Large Private Driveway; Matching Detached Garage
- Four Double Bedrooms
- Separate Family Room
- Deluxe Bathroom
- Gas; PVC Double Glazing (bar half landing window)
- Generous Gardens Front & Rear

Offers Over £395,000

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Part panelled walls. Glass panelled door, with leaded stained glass detailing, leading to:

ENTRANCE HALL

Tiled flooring. Part panelled walls. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink.

BAY FRONTED LOUNGE 16'5" x 13'1" (wps)

Bay window to front elevation with leaded stained detailing to glass. Brick inglenook recess with cast iron multi fuel burning stove, granite hearth and oak mantle. Wood laminate floor covering.

FAMILY ROOM 15'8" x 13'1" (wps)

Granite fireplace with matching hearth and surround. Wood laminate floor covering. PVC double glazed French doors to rear garden.







KITCHEN THROUGH DINING ROOM 30'2" x 9'5" (wps)

Country style fitted kitchen with range of high and low level storage units with contrasting solid wood block worktop. Ceramic Belfast style sink. Inglenook style recess with space for range style oven. Extractor hood. Space for fridge freezer. Integrated dishwasher. Splash back tiling and timber upstands to walls. Tiled floor. Dual aspect corner window. PVC double glazed door to rear garden.

UTILITY ROOM 6'1" x 5'10"

Fitted low level storage unit and melamine work surface area. Stainless steel sink. Plumbed for automatic washing machine. Space for dishwasher. Gas fired central heating boiler. Tiled floor.

FIRST FLOOR

LANDING

Original stained glass window to half landing (single glazed). Access to roof space via slingsby style ladder.

BEDROOM 1 13'7" x 13'1"

Fitted wardrobes in mirror and glass panelled sliding doors. Wood laminate floor covering.

BEDROOM 2 13'6" x 13'1"

Vanity unit. Wood laminate floor covering.

BEDROOM 3 12'7" x 9'5"

Vaulted ceiling. Wood laminate floor covering.

WALK IN WARDROBE / DRESSING ROOM 7'7" x 6'1"

BEDROOM 4 9'6" x 7'8"

Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

White three piece suite comprising freestanding claw foot bath, separate shower enclosure and vanity unit. Thermostat controlled shower with drench shower head. Chrome towel radiator.

CLOAKROOM

With WC.

EXTERNAL

Generous sized private driveway, finished in tarmac, extending to rear via gate.
Low maintenance front garden finished in tree bark, shrubs and trees. External lighting.
Fully enclosed rear garden in lawn and brick pavior patio area.

MATCHING DETACHED GARAGE 17'10" x 9'1" (approx)





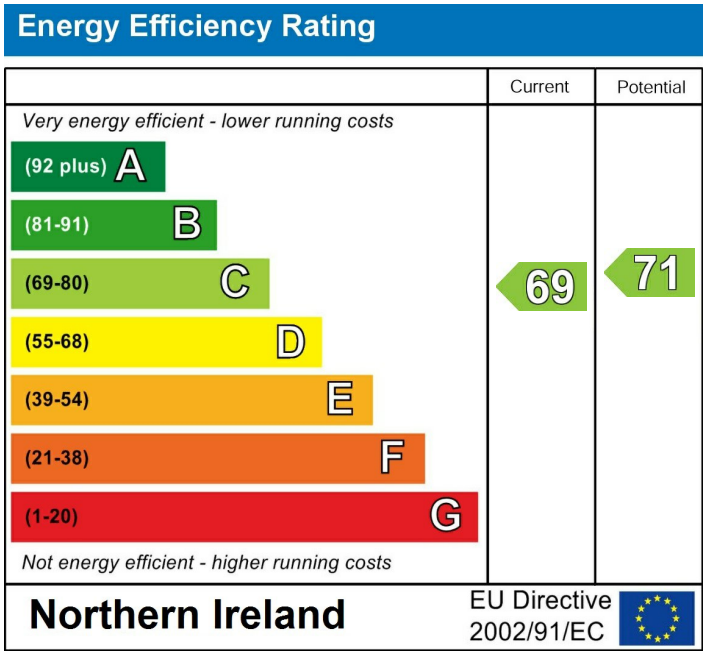
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, detached family home with two storey extension to rear, and matching detached garage, occupying a generous sized site in the well sought after Antrim Road area of North Belfast. The property comprises entrance hall, furnished cloakroom, bay fronted lounge with stove, separate family room with open fire and bay to rear, kitchen through dining room, utility room, four well-proportioned first floor bedrooms, deluxe bathroom and separate WC. Externally, the property enjoys large private driveway, extending to rear via gate, matching detached garage, low maintenance front garden, and fully enclosed rear garden finished in lawn and brick pavior patio area. Other attributes include gas heating, PVC double glazing (bar half landing window), and convenient location. Early viewing is 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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