



28 Wolfhill Manor, Belfast, BT14 8DE

- Immaculately Presented Semi D
- Lounge; Gas Fire
- Modern Fitted Kitchen
- Furnished Cloakroom
- Private Driveway
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Fully Tiled Bathroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden; Woodland Aspect To Rear

Offers Over £194,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Wood laminate floor covering.

LOUNGE 17'7" x 10'2" (wps)

Gas fire in marble fireplace with matching hearth and timber surround. Wood laminate floor covering. Glass panelled French doors leading to:



KITCHEN THROUGH DINING ROOM 19'3" x 10'7" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Twin stainless steel sink basins. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Integrated washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

PRINCIPAL BEDROOM 14'2" x 9'8" plus recess

Rural views.

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower.

BEDROOM 2 11'8" x 10'7" plus recess

Woodland view to rear.

BEDROOM 3 9'3" x 8'7" (wps)

Rural view to front elevation. Built in wardrobe/store.

FULLY TILED FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC.

EXTERNAL

Private driveway finished in tarmac.

Low maintenance front garden finished in decorative stone.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance rear garden finished in artificial grass, timber decking, decorative stone, raised bed and range of plants, trees and shrubbery.

Open aspect to rear enjoying woodland view.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Immaculately presented, spacious, three bedroom, semi detached home, conveniently situated within the Ligoniel area of North Belfast.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, three well-proportioned bedrooms, to include principal en suite, and separate, fully tiled, family bathroom.

Externally, the property enjoys private driveway, and private, fully enclosed rear garden, with woodland aspect to rear.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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	

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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