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59 Buttermilk Loney, Belfast, BT14 8LP

- Semi Detached Villa
- Lounge; Focal Point Fireplace
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Gardens Front and Rear
- Three Bedrooms; Master En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway
- Immaculate Throughout

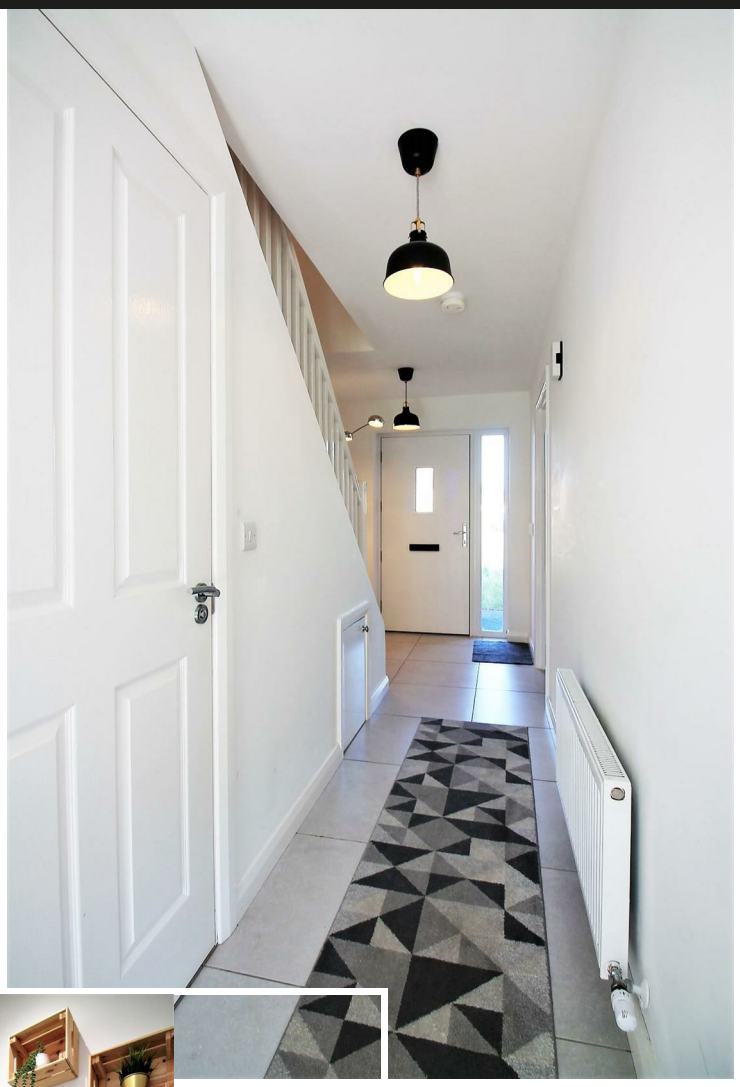
Offers Over £169,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screen. Tiled floor. Stairwell leading to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary two piece suite comprising vanity unit and WC. Splash back tiling to sink. Tiled floor.

LOUNGE bay

Box bay window to front elevation. Focal point fireplace with electric stove. Wood laminate floor covering.







KITCHEN THROUGH DINING ROOM widest points

Modern fitted kitchen with range of high and low level storage units and contrasting marble effect melamine work surface. Colour coded 1.5 bowl sink unit. Integrated gas hob with glass splash back and extractor hood over. Integrated double oven, fridge freezer and washing machine. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to twin stores and roof space.

MASTER BEDROOM 10'10" x 9'9"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit with drench shower head. Splash back tiling to sink. Tiled floor.

BEDROOM 2 14'1" x 8'10"

BEDROOM 3 widest points

DELUXE BATHROOM

Contemporary, white three piece suite comprising central mounted bath, pedestal wash hand basin and WC. Part tiling to walls. Tiled floor. Illuminated mirror.

EXTERNAL

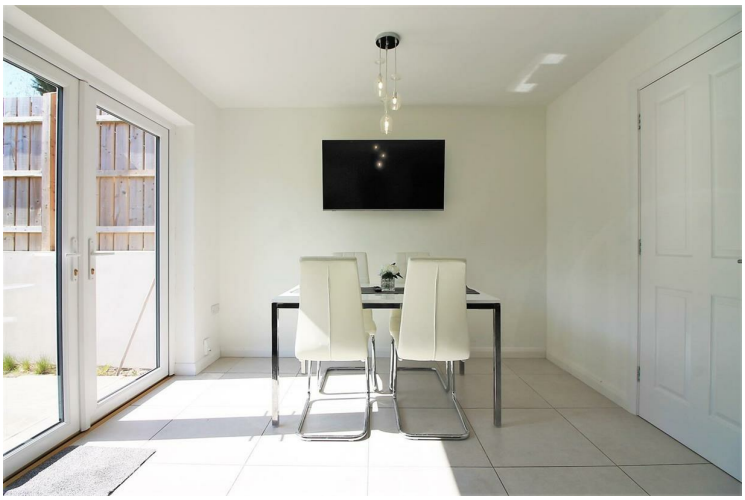
Front garden finished in lawn.
Private driveway finished in tarmac.
Entrance porch.
Fully enclosed rear garden finished mainly in lawn.
External power points and lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

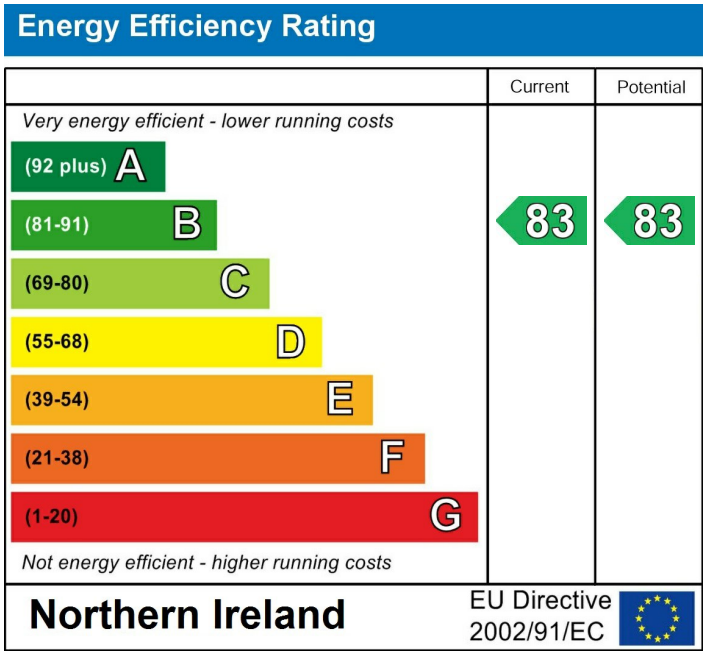
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







Immaculately presented, recently constructed, three bedroom semi detached villa with fully enclosed rear garden, located within the well sought after Buttermilk Loney development, Ballysillan Park, North Belfast. The property comprises entrance hall, furnished cloakroom, lounge with box bay window to front elevation and focal point fireplace with electric stove, kitchen through dining room, modern fitted kitchen with range of integrated appliances, three well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys private driveway finished in tarmac, front garden finished in lawn, and fully enclosed rear garden finished mainly in lawn. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing strongly 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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