



30 Ashley Gardens, Belfast, BT15 4DN

- Period, Semi Detached Home
- Bay-Fronted Lounge; Separate Family Room
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Many Original Features
- Gardens Front & Rear
- Three Bed / Two+ Reception
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway
- Well Sought After Area

Offers Over £239,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, panelled, stained glass front door with matching, stained glass, fanlight over. Original tiled floor. Feature height ceiling with coving. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Feature height ceiling. Dado rail. Timber flooring.

#### BAY-FRONTED LOUNGE 14'6" x 12'4" (wps)

Bay window to front elevation. Open fire in cast iron fireplace with slate tiled inset, matching hearth and timber surround. Exposed tongue and groove timber flooring. Feature height ceiling with coving. Picture rail. Fitted shelving units.



### **FAMILY ROOM 11'7" x 11'7"**

Open fire in cast iron fireplace with tiled inset, matching tiled hearth and timber surround. Fitted storage unit and glass fronted display cabinet. Feature height ceiling with coving. Picture rail. Half panelling to walls. Exposed tongue and groove timber flooring. PVC double glazed French doors to rear garden.

### **KITCHEN WITH INFORMAL DINING AREA 16'1" x 9'8" (wps)**

Country style fitted kitchen with range of high and low level storage units with contrasting, solid wood block work surface. Ceramic Belfast sink. Space for range style oven with glass splashback and extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Glass fronted display cabinets. Access to store with gas fired central heating boiler. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Exposed tongue and groove timber flooring. Feature height ceiling. Dado rail. Access to partially floored roof space via slingsby style ladder.

### **PRINCIPAL BEDROOM 12'0" x 11'6" (wps)**

Feature height ceiling. Picture rail. Exposed tongue and groove timber flooring.

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Feature height ceiling. Exposed tongue and groove timber flooring.

### **BEDROOM 2 11'8" x 11'8"**

Fitted wardrobes and shelved store. Feature height ceiling. Access to roof space. Exposed tongue and groove timber flooring.

### **BEDROOM 3 11'8" x 6'11"**

Feature height ceiling. Fitted wardrobe. Exposed tongue and groove timber flooring.

### **DELUXE FAMILY BATHROOM**

White, three piece suite comprising freestanding clawfoot bath, vanity unit and high flush WC. Dado rail. Exposed tongue and groove timber flooring.

### **EXTERNAL**

Double gates leading to private driveway area, finished in tarmac. Front garden finished mainly in lawn. External lighting. Fully enclosed rear garden finished in lawn, paved patio area and decorative stone. Outside tap. Tarmac service area to side with gate access to driveway.





## 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, three bedroom / two+ reception, period semi detached home, located off Lansdowne Road, North Belfast. The property comprises entrance hall, furnished cloakroom, bay fronted lounge, separate family room, kitchen with informal dining area, three well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom, with white three piece suite. Externally, the property enjoys private driveway area, and gardens front and rear, finished in lawn, decorative stone, and paved patio areas. Other attributes include gas heating, PVC double glazing, many original features, well sought after area, and convenient location. Early viewing highly recommended to avoid disappointment.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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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