



70 Priory Park, Belfast, BT10 0AG

Price Guide £395,000

Comprising bright, well proportioned accommodation throughout, this extended semi-detached property is in a much sought after residential area, close to many local amenities. Presented to a high standard throughout the accommodation comprises lounge, spacious open plan kitchen / living / dining, utility, downstairs W.C, five bedrooms, one with en-suite shower room and family bathroom suite. Externally there is a large enclosed rear garden in lawn with patio, driveway with ample room for car parking and detached garage. Gas fired central heating and PVC double glazing are also in place. With leading schools, excellent transport links and many shops and restaurants all close by, this home will appeal to many therefore early viewing is recommended.

- Excellent Extended Semi - Detached Home
- Front Lounge With Bay Window
- Utility Room & Downstairs Cloakroom
- Beautiful Garden To Rear In Lawn With Paved Patio Area, Driveway To Front
- Excellent Transport Facilities All Nearby Including Train & Bus Stops & Access To The Motorway Network
- Five Bedrooms (Master With En-suite Shower Room)
- Open Plan Kitchen / Living / Dining, Kitchen With Excellent Range Of Units
- Contemporary Bathroom Suite
- Gas Fired Central Heating / PVC Double Glazing
- Within Walking Distance To A Wide Range Of Amenities Including Leading Schools & Shops

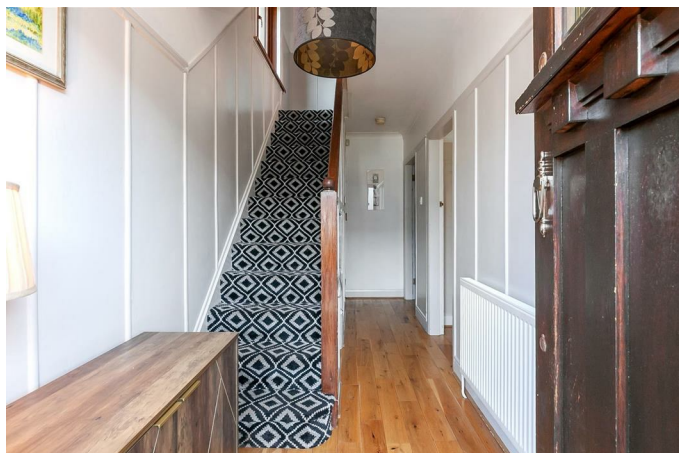
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

RECEPTION HALL



Solid wood floor, wall panelling.

LOUNGE 13'5" x 11'5" (4.1 x 3.5)



Solid wood floor.

**KITCHEN / LIVING / DINING 30'4" x 18'8" at
widest points (9.25 x 5.7 at widest points)**



Excellent range of high and low level units, integrated oven / microwave, island unit, plumbed for dishwasher, gas hob, bi-fold doors to rear garden, tiled floor. Solid wood floor to living area.



UTILITY / WC 8'10" x 8'10" (2.7 x 2.7)

High and low level units, plumbed for washing machine. Low flush W.C, wash hand basin.

ON THE FIRST FLOOR

BEDROOM ONE 16'8" x 11'1" (5.1 x 3.4)



Laminate wood floor.

ENSUITE



Fully tiled walk in shower, low flush W.C, wash hand basin.

BEDROOM TWO 16'8" x 11'5" (5.1 x 3.5)



Laminate wood floor.

BEDROOM THREE 10'9" x 9'6" (3.3 x 2.9)



BEDROOM FOUR 10'5" x 5'10" (3.2 x 1.8)



Laminate wood floor.

BEDROOM FIVE 6'6" x 6'2" (2.0 x 1.9)



BATHROOM



Contemporary suite comprising panel bath with shower over, wash hand basin, low flush W.C, fully tiled walls, tiled flooring, recessed spotlighting, heated towel rail.

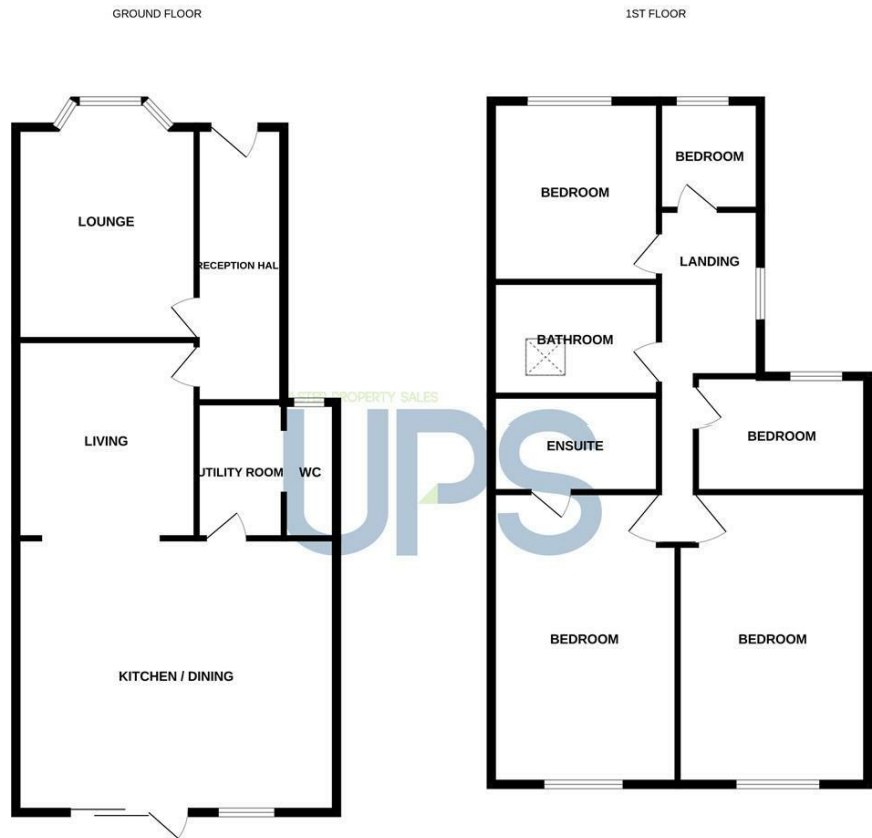
OUTSIDE



DETACHED GARAGE 18'4" x 13'1" (5.6 x 4.0)

Wired.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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