



4 Rathmore Park, Belfast, BT10 0FW

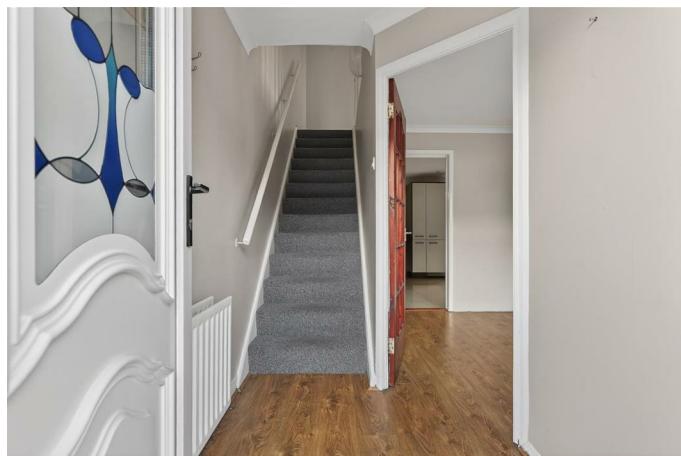
Price Guide £185,000

Located within a quiet and highly sought after residential area, 4 Rathmore Park offers an excellent opportunity to purchase a well presented home ideally suited to families and first time buyers alike. Bright and spacious throughout the accommodation comprises living room, modern kitchen open plan to dining area, three good sized bedrooms and bathroom suite. Further benefits include a floored roof space, PVC double glazed windows, oil fired central heating and private enclosed garden to rear. Close to a range of local amenities, reputable schools, public transport links and easy access to Belfast City Centre. Early viewing is advised to avoid disappointment.

- Well Presented Mid Terrace Home
- Modern Kitchen With Dining Space
- Oil Fired Central Heating / PVC Double Glazing
- Convenient Location Offering Easy Access To Transport Links, Leading Schools & Shops
- Chain Free
- Three Good Sized Bedrooms
- First Floor Bathroom Suite
- Large Enclosed Rear Garden With Paved Patio Area
- Excellent Opportunity For The First Time Buyer Or Young Family
- EPC D58

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	B	
(81-91)	B	C	
(69-80)	C	D	
(58-68)	D	E	
(39-57)	E	F	
(21-38)	F	G	
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISSES
ON THE GROUND FLOOR
ENTRANCE**



PVC front door.

LIVING ROOM 12'9" x 11'1" (3.9 x 3.4)



Laminate flooring.

KITCHEN / DINING 16'4" x 11'1" (5.0 x 3.4)



Excellent range of high and low level units, integrated fridge / freezer, oven / grill, 4 ring electric hob, stainless steel sink unit and extractor fan. Tiled flooring.



ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 10'5" (3.6 x 3.2)



BEDROOM TWO 11'9" x 10'2" (3.6 x 3.1)



Excellent range of build in robes / storage.

BEDROOM THREE 6'10" x 6'2" (2.1 x 1.9)



Laminate flooring.

BATHROOM



White suite comprising, panel bath, pedestal wash hand basin, low flush W.C and part tiled walls.

ON THE SECOND FLOOR

ROOFSPACE 21'7" x 18'8" (6.6 x 5.7)



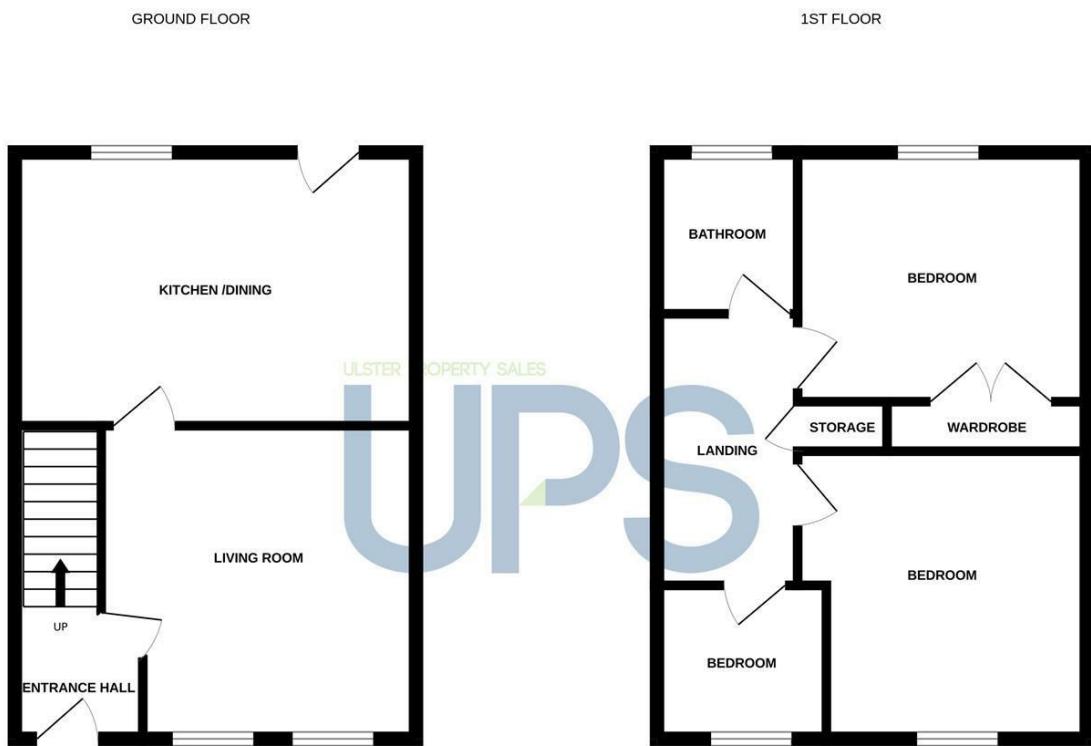
Eaves storage.

OUTSIDE



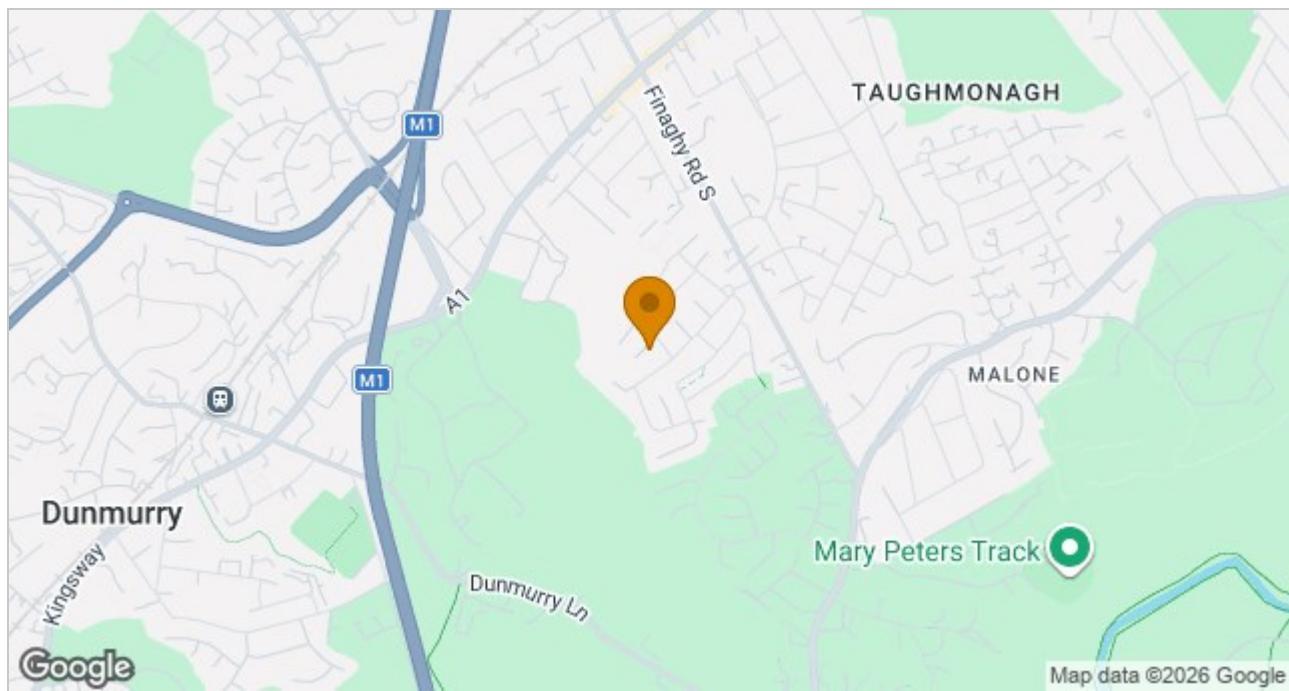
Enclosed rear garden with paved patio.
Front garden.

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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