

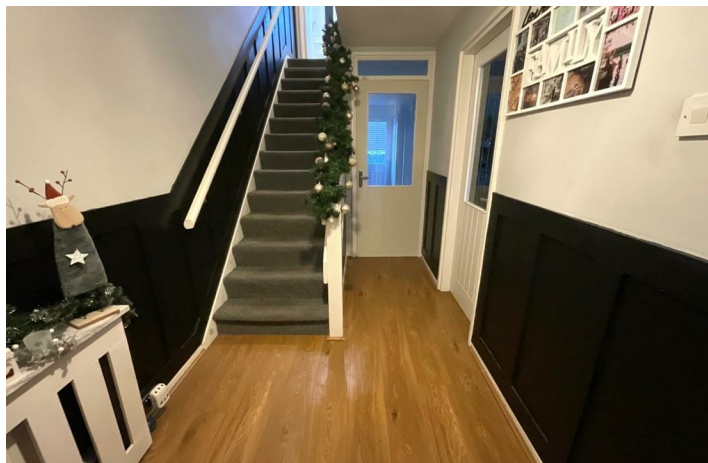
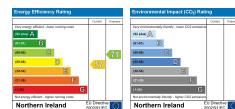


29 Forthriver Drive

Belfast, BT13 3UL

Offers in the region of

£100,000



# 29 Forthriver Drive

, Belfast, BT13 3UL

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A well presented property in an area of significant demand which is sure to appeal to investors, first-time buyers and growing families alike.

Internally the dwelling comprises entrance hallway, bright reception, modern fitted kitchen with dining area, classic white three piece bathroom suite and three well proportioned bedrooms. Outside there is an enclosed garden to the front and a large decked area to the rear.

The property further benefits from oil fired central heating and uPVC double glazing throughout.

Forthriver Link is conveniently located close to many leading shops and amenities and shares excellent bus links with Belfast City Centre and beyond.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hallway

White PVC front door with smoked glass inset, wood laminate flooring, panelled radiator, stairs leading to first floor

### Living Room 14'9" x 10'9" (4.50m x 3.29m )

Wood laminate flooring, double panelled radiator

### Kitchen 10'10" x 17'3" (3.31m x 5.26m )

Modern fitted kitchen with both high and low level units and contrasting worktops, stainless steel sink

and drainer with mixer taps, integrated oven and hob with extractor hood, fridge freezer space, plumbed for a washing machine, recessed lighting, wood laminate flooring, double panelled radiator enclosed storage cupboard, enclosed electricity meter, access to rear garden, ample dining space

## First Floor

### Landing

Enclosed hot press with additional storage

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with electric shower overhead, laminate splash backs, recessed lighting, panelled radiator, vinyl flooring

### Front Bedroom 12'5" x 8'6" (3.79m x 2.61m )

Enclosed storage cupboard, panelled radiator

### Rear Bedroom 11'0" x 10'8" (3.37m x 3.26m )

Enclosed storage cupboard, panelled radiator

### Third Bedroom 9'6" x 8'5" (2.90m x 2.58m )

Panelled radiator

## Outside

### Front

Elevated garden with brick privacy wall and metal entrance gate, steps to front door

### Rear

Fully decked with panelled fencing and access to rear entry, enclosed oil boiler



### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

## VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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