

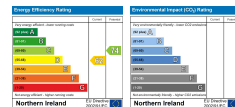


12 Westway Crescent

Belfast, BT13 3NU

Offers in excess of

£170,000



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An exceptionally well presented family home in a highly regarded residential location which is sure to appeal to first time buyers and growing families in particular.

Internally the property comprises an entrance hallway, open plan reception with ample dining space, modern fitted kitchen, luxury three piece bathroom suite and three well proportioned bedrooms. Outside there is a secure driveway and enclosed gardens to the front, side and rear.

The house further benefits from oil fired central heating and double glazing and a sizeable multi-purpose garden shed.

Westway Crescent is conveniently located close to many shops and amenities including Ballygomartin Tesco and Woodvale Park and shares excellent transport links with Belfast City Centre.

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

Ground Floor

Entrance Hallway

Hardwood front door with glass insets, hardwood flooring, under stair storage housing electricity meter, double panelled radiator, stairs leading to first floor

Living Room 25'8" x 10'9" (7.83m x 3.28m)

Open plan reception with ample dining space, bay window, attractive fireplace and surround with electric fire inset, 2 double panelled radiators

Kitchen 11'0" x 7'7" (3.36m x 2.33m)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer tap, cooker space, fridge freezer space, plumbed for a washing machine, vinyl flooring, double panelled radiator, access to rear garden

First Floor

Landing

Access to roof space

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and free standing electric shower, enclosed hot press with additional storage, wood laminate flooring, double panelled radiator

Front Bedroom 12'2" x 9'8" (3.72m x 2.96m)

Panelled radiator

Rear Bedroom 9'10" x 16'4" x 9'6" (3.15m x 2.90m)

Stunning city views, panelled radiator

Third Bedroom 8'11" x 7'7" (2.72m x 2.33m)

Enclosed storage cupboard, panelled radiator

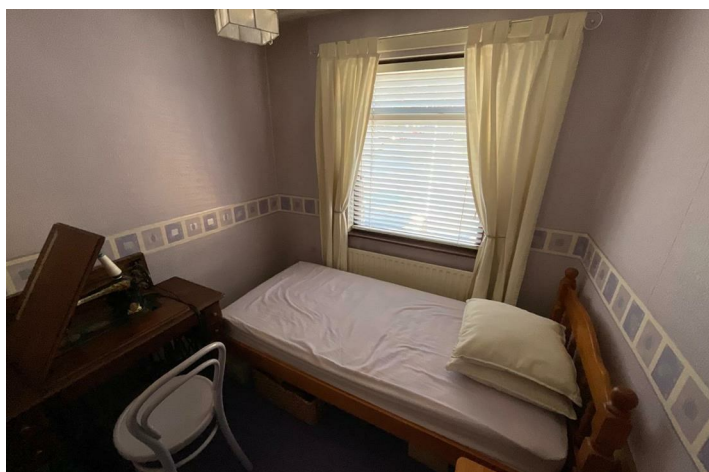
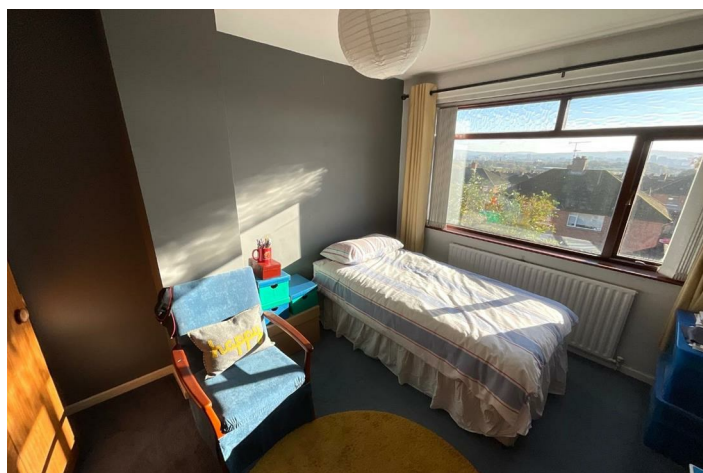
Outside

Front

Brick privacy wall with metal entrance gate, paved driveway, mature garden laid in lawn with various shrubs and trees, exterior lighting

Side and Rear

Mature gardens laid out in lawn with sizeable patio area, privacy hedging, garden shed, greenhouse, enclosed boiler house, water tap, exterior lighting



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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