ULSTER PROPERTY SALES
UPS

FORESTSIDE BRANCH
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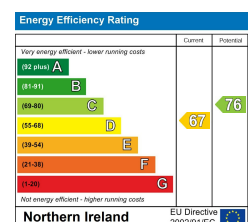NETWORK STRENGTH – LOCAL KNOWLEDGE

126a Belvoir Drive, Belvoir Park, Belfast, BT8 7DT

Asking Price £129,950

Fronting the main Belvoir Drive, and also enjoying a pleasant aspect to the rear towards Belvoir Park Forest, this maisonette style property offers fantastic accommodation over both levels. Surprisingly spacious, it offers 3 good size bedrooms, all benefiting from built in robes, lounge with laminate flooring, modern fitted kitchen which opens to the spacious family dining area and is finished with a white bathroom suite with electric shower above the bath. Well maintained inside and out, it benefits from gas heating and the windows are double glazed. Outside there is off street parking to the front, rear patio and a small lawn area which backs onto the Forest At the front of the property are bus stops, ideal for those who rely on public transport. Convenient to local shops, schools, Shaw's Bridge and Belvoir Park forest, we recommend early viewing.

- Good size maisonette style home
- Two separate reception rooms
- White bathroom suite
- Double glazed windows
- Enclosed gardens to the rear

- Three well proportioned bedrooms
- Modern fitted kitchen
- Gas fired central heating
- Off street parking to the front
- Backing onto Belvoir Forest

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland   EU Directive 2002/91/EC

The accommodation comprises
Pvc double glazed front door leading to

Entrance hall

Tiled floor.

Lounge 15'9" x 11'4" (4.80 x 3.45)

Tiled floor. Recessed spotlights

Modern kitchen 14'7" x 8'0" (4.45 x 2.44)

Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, Quartz style Minerva work surfaces, 4 ring hob and oven, integrated microwave, extractor fan, tiled floor, plumbed for washing machine. Open to the dining room.

Dining area 9'8" x 9'6" (2.95 x 2.90)

Tiled floor.

1st floor
Landing, storage.

Bedroom 1 14'2" x 9'5" (4.32 x 2.87)

Laminate flooring, built in robe.

Bedroom 2 11'9" x 8'9" (3.58 x 2.67)

Laminate flooring, built in robe.
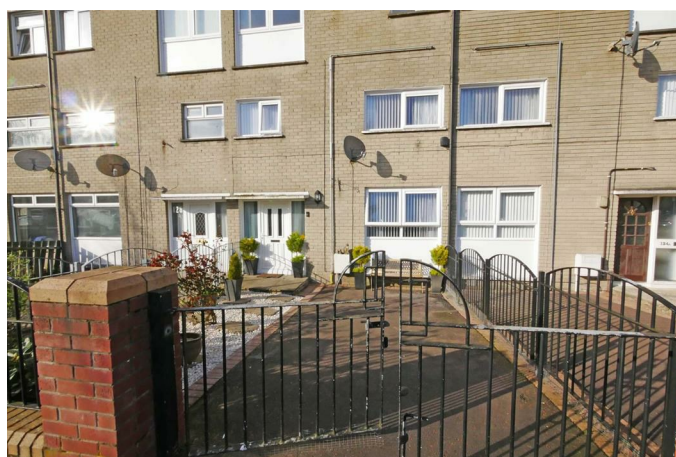
Bedroom 3 11'4" x 8'10" (3.45 x 2.69)
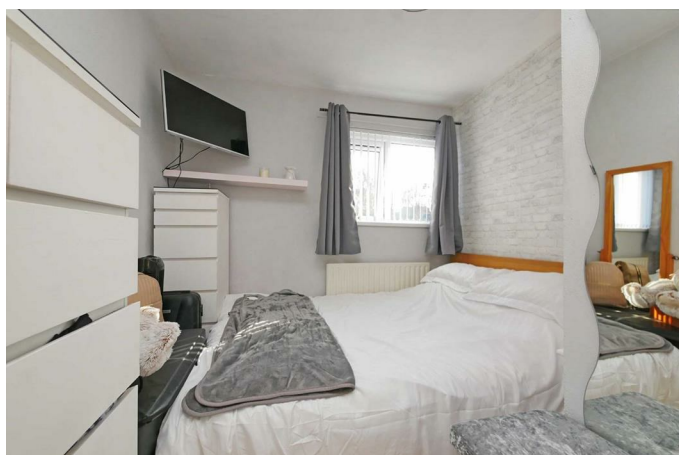
Laminate flooring, built in robe.

Bathroom 6'5" x 6'2" (1.96 x 1.88)

White suite comprising pvc panelled bath, mixer taps, Mira electric shower unit, low flush w.c, pedestal wash hand basin, fully tiled walls, wood panelled ceiling, tiled floor.
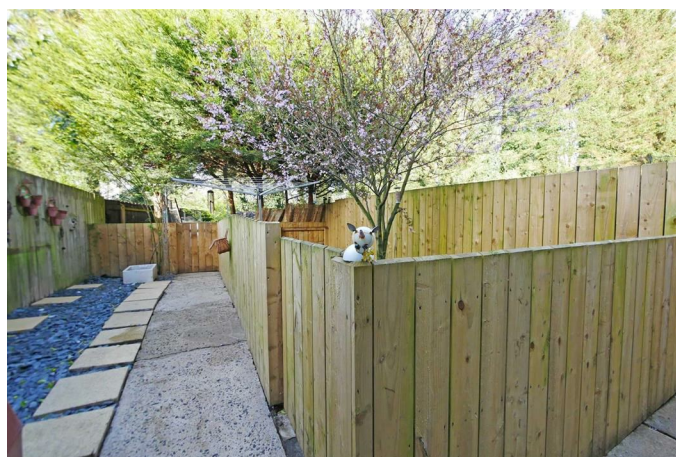
Outside

Off street parking area to the front.

Front gardens
Low maintenance garden areas to the front.

Rear gardens

Good size rear gardens with flagged patio and lawn areas, outside light and outside

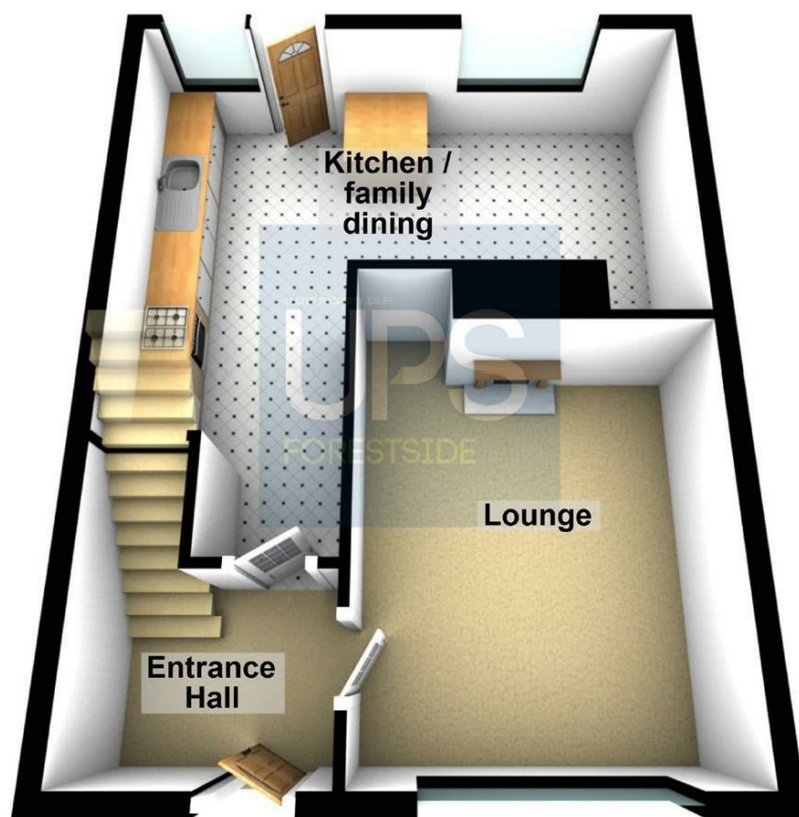tap, additional garden area. Outhouse with storage.

Rear elevation
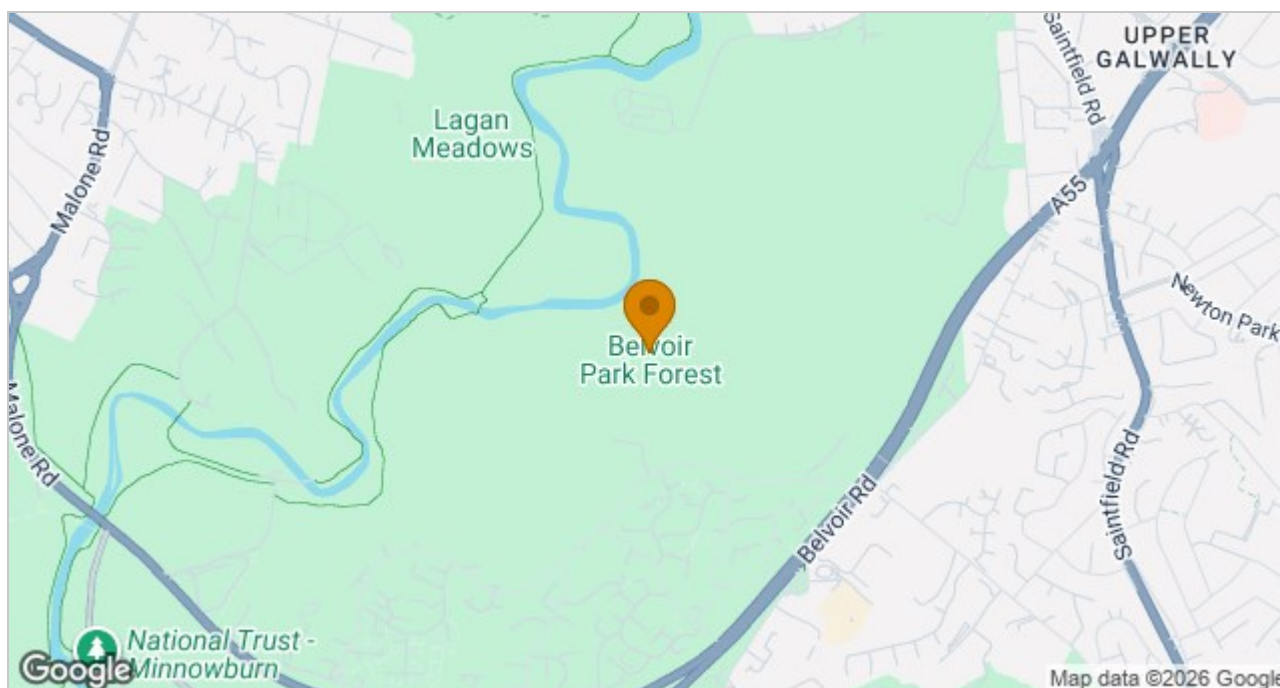

Note

The lease expiry date is 20/09/2124

Floor Plan

Ground Floor

Kitchen / family dining

Lounge

Entrance Hall

Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only.
No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map

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ANDERSONSTOWN 028 9060 5200	**BANGOR** 028 9127 1185	**DONAGHADEE** 028 9188 8000	**GLENGORMLEY** 028 9083 3295	**RENTAL DIVISION** 028 9070 1000
BALLYHACKAMORE 028 9047 1515	**CARRICKFERGUS** 028 9336 5986	**DOWNPATRICK** 028 4461 4101	**MALONE** 028 9066 1929	
BALLYNAHINCH 028 9756 1155	**CAVEHILL** 028 9072 9270	**FORESTSIDE** 028 9064 1264	**NEWTOWNARDS** 028 9181 1444	