



42 Castledillon Road, Belvoir Park, Belfast, BT8 7BJ

Asking Price £169,950

Chain free, this spacious end terrace home is located at the upper end of Belvoir Drive, and offers so much convenience to many essential amenities, such as shops, schools, bus and arterial routes, the Tesco super store as well as Forestside shopping centre, many within minutes of the property. For those who enjoy the outdoors, Belvoir Park Forest, Shaw's Bridge and Minnowburn are a short distance away. This property is both bright and spacious, with accommodation consisting of 3 bedrooms, 2 separate receptions, a modern fitted kitchen, and a white shower suite on the 1st floor. Serviced with an oil fired central heating system, there is also double glazed windows, as well as front, side and rear gardens laid in lawn. It is also one of the few to benefit from off street parking that leads to the large detached garage. This home would make an ideal first time buy and would also suit those up or downsizing. View early, you will not be disappointed!

- End terrace home located on a generous site
- Two separate reception rooms
- White shower suite
- Double glazed windows
- Large detached garage
- Three good size bedrooms
- Modern fitted kitchen
- Oil fired central heating
- Off street parking
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(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 the entrance hall.

Entrance hall
Under stairs cloaks.

Dining / living 12'7 x 10'5 (3.84m x 3.18m)



Lounge 14'5 x 12'5 (4.39m x 3.78m)



Attractive fireplace with raised hearth.

Kitchen 9'6 x 7'4 (2.90m x 2.24m)



Range of high and low level units, single drainer sink unit with mixer taps, work surfaces, part tiled walls, cooker space, extractor fan, fridge & freezer space, tiled floor, extractor fan, plumbed for washing machine.

1st floor
Landing, built in storage, access to the roof space.

Bedroom 1 14'2 x 8'9 (4.32m x 2.67m)



Built in robe.

Bedroom 2 10'4 x 9'9 (3.15m x 2.97m)



Dual aspect windows.

Bedroom 3 11'1 x 7'7 (3.38m x 2.31m)



Shower room 7'7 x 6'1 (2.31m x 1.85m)



Comprising corner shower cubicle with Triton shower, low flush w/c, pedestal wash hand basin, extractor fan, pvc panelled walls and ceiling, hot press.

Outside



Off street parking to the front leading to the detached garage.

Detached garage 18'5 x 11'0 (5.61m x 3.35m)
Roller door, light and power, housing oil fired boiler.

Front and side gardens

Garden to the front laid in lawn with additional side garden area.

Rear garden

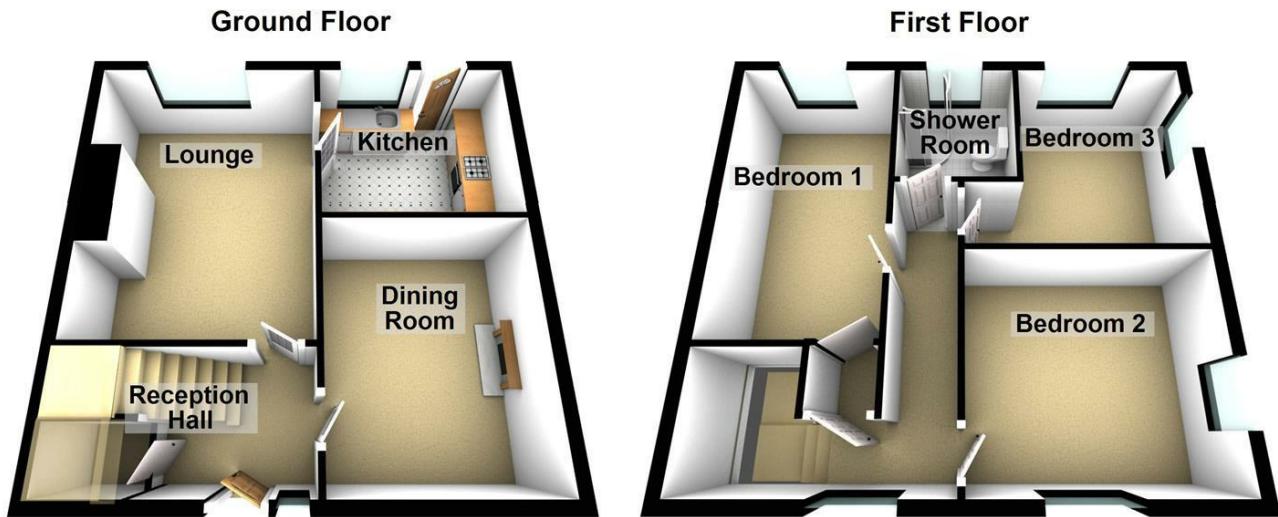


Good size gardens to the rear laid in lawn, paved patio area, outside tap and light, pvc oil tank, brick outbuilding with very useful storage.

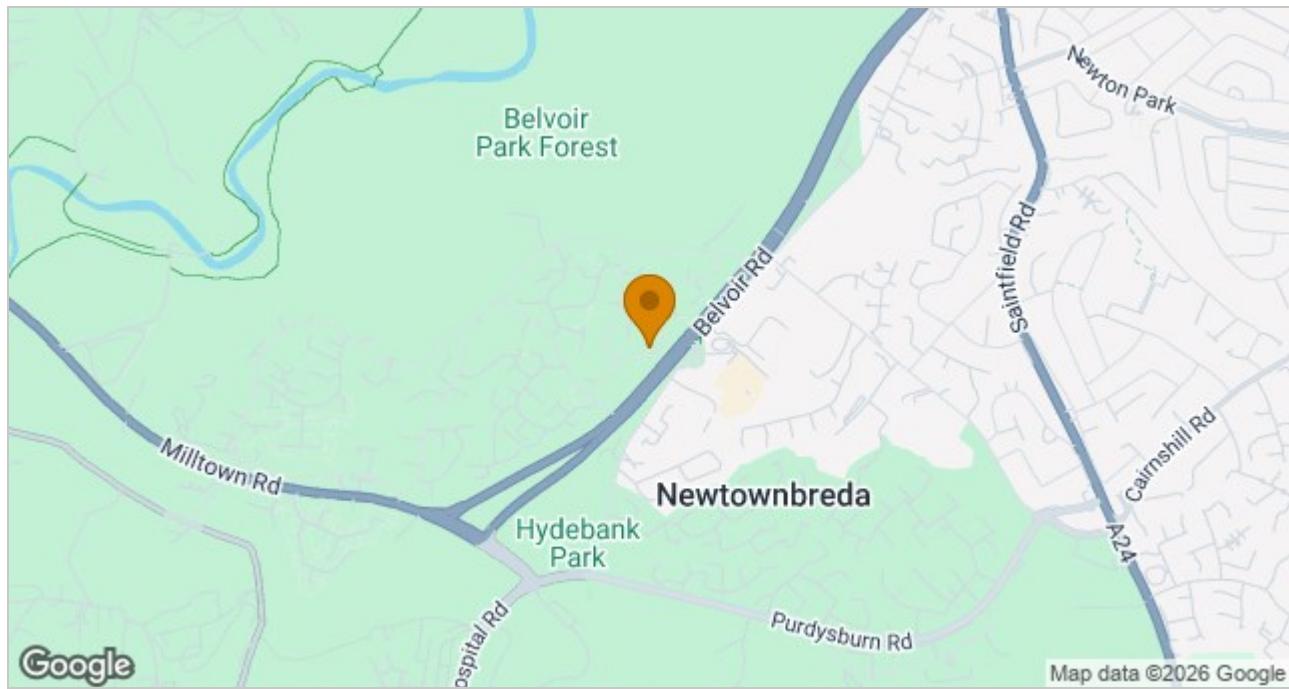
Rear elevation



Floor Plan



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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