



17 Kilwarlin Crescent, Belvoir Park, Belfast, BT8 7EN

Asking Price £155,000

Located at the Shaw's Bridge end of Belvoir Drive, just off this tree lined road, we are delighted to offer for sale this very spacious mid terrace home in a popular and most convenient position within Belvoir Park. The accommodation is both bright and deceptively spacious with three good size bedrooms, two separate reception rooms, a modern fitted kitchen, and a white bathroom suite. Outside this home has low maintenance garden areas to both the front and enclosed rear which also provides good outside storage. If outside activities are high on the wish list, Belvoir Park Forest, playing fields and Shaw's Bridge and Minnowburn are just a matter of minutes from the property. Close to so many amenities, this property is ready to move into and it will also leave you feeling very impressed by its size.

- Spacious mid terrace home
- Two separate reception rooms
- White bathroom suite
- Double glazed windows
- Convenient location close to so many amenities
- Three bedrooms
- Modern Fitted kitchen
- Gas central heating
- Garden in lawn to the front / Low maintenance to the rear
- Ideal 1st time purchase

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) 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

Laminate flooring, under stairs storage.

Living / dining room 12'8 x 10'6 (3.86m x 3.20m)



Lounge 14'2 x 12'11 (4.32m x 3.94m)



Laminate flooring.

Kitchen 10'6 x 7'0 (3.20m x 2.13m)



Range of high and low level units, Belfast style sink with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor canopy, integrated microwave, fridge freezer space, plumbed for washing machine. Part tiled walls.

1st floor

Access to the roof space, Built in robe.

Roof space

Access via a slingsby ladder approach, floored.

Bedroom 1 14'3 x 8'9 (4.34m x 2.67m)



Built in robe.

Bedroom 2 10'5 x 9'8 (3.18m x 2.95m)



Bedroom 3 10'8 x 7'8 (3.25m x 2.34m)



Bathroom 8'1 x 6'7 (2.46m x 2.01m)



White suite comprising panelled bath, Triton Cara electric shower, low flush w/c, pedestal wash hand basin, storage in the former hot press.

Outside

Front gardens

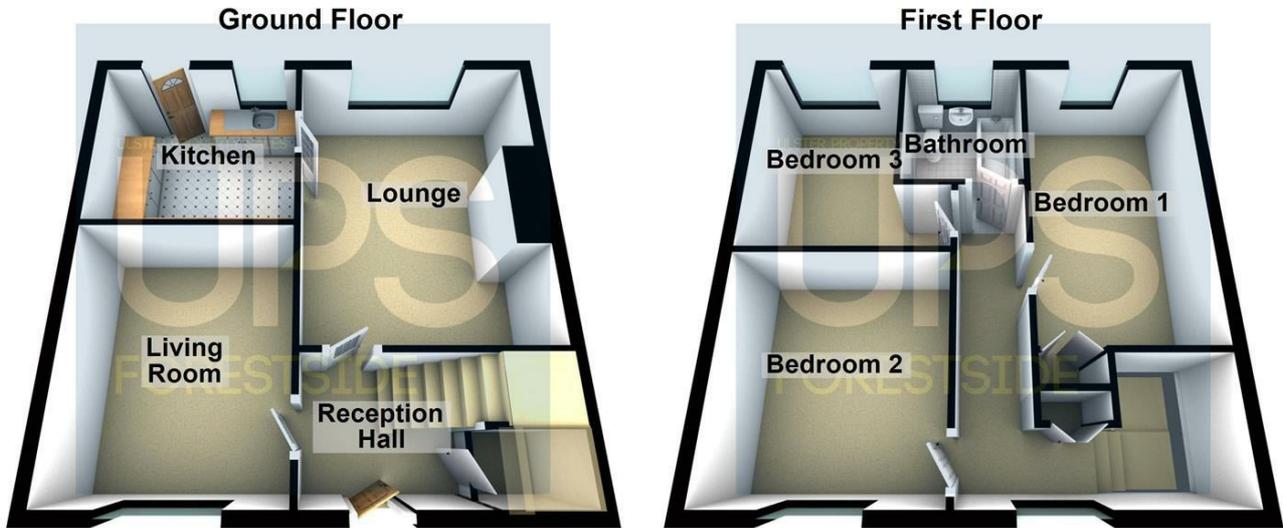
Gardens to the front laid in lawn.

Rear gardens



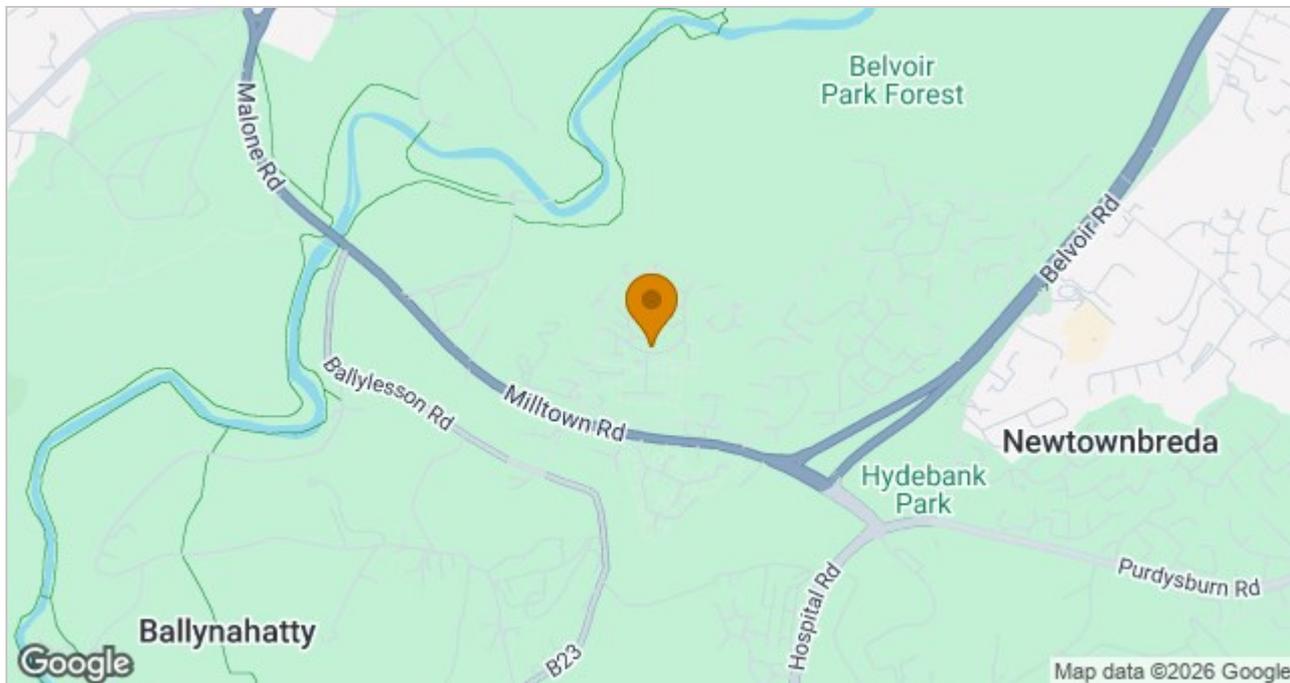
Low maintenance garden to the rear, outside storage.

Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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