

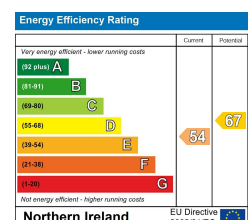


## 15 Castlecoole Park, Belvoir Park, Belfast, BT8 7BE

**Asking Price £165,000**

Chain free, this spacious semi detached home is located at the upper end of Belvoir Drive, and offers so much convenience to many essential amenities, within minutes of the property. This property is bright and spacious, with accommodation consisting of 3 bedrooms, 2 separate receptions, a fitted kitchen, and a modern shower suite on the 1st floor. Serviced with an oil fired central heating system, there is also double glazed windows, a great sized South facing rear garden which has exceptionally well maintained and it also benefits from to the front and side. This home would make an ideal first time buy and would also suit those up or downsizing. View early, you will not be disappointed!

- Semi detached home
- Two separate reception rooms
- 1st floor shower room
- Double glazed windows
- Close to so many amenities
- Three good size bedrooms
- Fitted kitchen
- Oil heating
- Immaculate gardens to the front, side and rear
- Chain free onward sale





**Entrance Hall 12'1" x 5'11" (3.69m x 1.82m)**

Glazed upvc front door and surround opens onto entrance hall. Access to under stair storage.

**Dining Room 12'7" x 10'4" (3.86m x 3.17m)**



**Lounge 14'1" x 12'0" (4.30m x 3.68m)**



Spacious lounge with tiled mantle piece and hearth. Glazed upvc patio doors open onto enclosed rear garden.

**Fitted Kitchen 10'4" x 7'4" (3.17m x 2.26)**



Fitted kitchen with a selection of upper and lower level units complete with formica worktops, sink with drainer, integrated electric hobs and eye level oven. Plumbed for washing machine. Part tiled walls and tiled flooring.

**First Floor**

Built-in storage cupboard. Access to loft space.

**Bedroom 1 14'1" x 8'11" (4.31m x 2.74m)**



Spacious double bedroom with built-in storage cupboard.



**Bedroom 2 10'4" x 9'9" (3.16m x 2.98m)**



**Double bedroom with dual aspect windows**

**Bedroom 3 10'9" x 7'6" (3.28m x 2.30m)**



**Shower Room 7'9" x 5'11" (2.37m x 1.82m)**



**White shower suite comprising of low flush w.c, wash hand basin with vanity and walk in shower. Marble effect upvc panelled walls and anti-slip polyurethane flooring. Access to hot press.**

**Outside**

**Front gardens**



**Beautifully maintained gardens to the front and side with laid lawns bordered by mature hedging.**

**Enclosed Rear Garden**

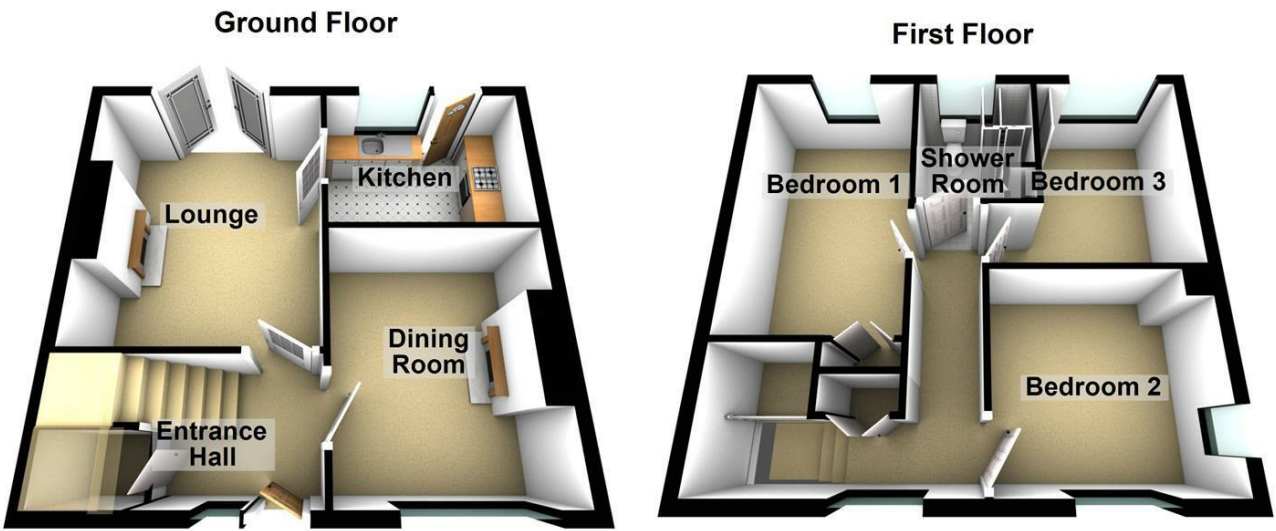


**Enclosed rear garden with laid lawns bordered by mature hedging to the side and rear. Access to brick outhouse, housing oil condensing boiler.**

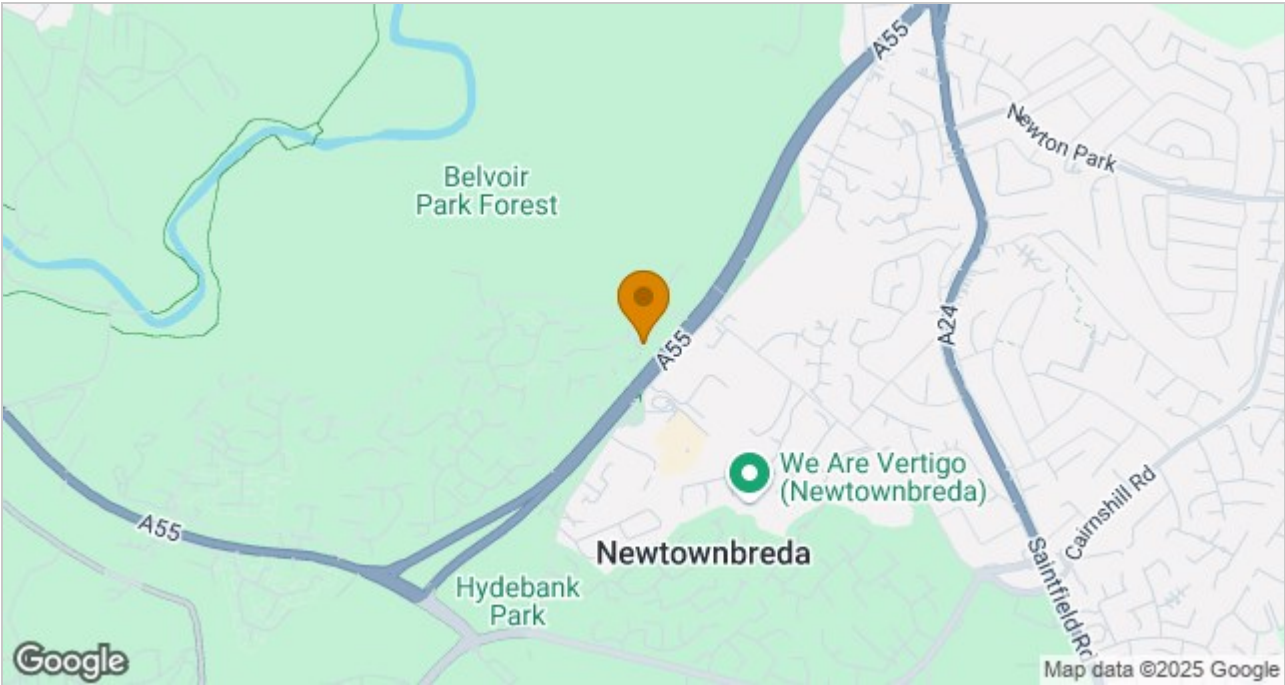
**Additional rear garden image**

**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.

ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155
- BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270
- DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264
- GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444
- RENTAL DIVISION  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark