



4 Drumart Green, Belvoir Park, Belfast, BT8 7EZ

Asking Price £130,000

Ulster Property Sales are now in receipt of an offer for the sum of £122,000 4, Drumart Green, Belfast, BT8 7EZ.

Anyone wishing to place an offer on the property should contact Ulster Property Sales, Unit 33, Forestside Shopping Centre, Upper Galwally, Belfast, BT8 6FX before exchange of contracts.

Drumart Green is located just off Belvoir Drive in the centre of Belvoir Park. With an excellent selection of primary and post primary schools, shops, parks and transport links all within walking distance of your front door, it is an excellent location to avail of all that the local area has to offer.

The property itself comprises of three good sized bedrooms, two reception rooms, fitted kitchen and white bathroom suite on the first floor. The property also benefits from oil fired central heating, upvc double glazing and an enclosed garden to the rear.

Although in need of refurbishment, this is a fantastic home in a popular location and would make a perfect family home for anyone looking to get onto the property ladder.

- End-Terrace Home
- Two Reception Rooms
- White Bathroom Suite
- Double Glazed
- Excellent Location close to Shops, Schools and Transport Links
- Three Good Sized Bedrooms
- Fitted Kitchen
- Oil Fired Central Heating
- Enclosed Rear Garden
- Chain Free Sale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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		

Entrance Hall 6'5" x 14'0" (1.96m x 4.29m)



Glazed uovc front door and surround opens onto entrance hall with tiled flooring.

Dining Room 11'11" x 9'10" (3.65m x 3.01m)



Laminate flooring.

Lounge 14'7" x 11'1" (4.46m x 3.38m)



Laminate flooring

Fitted Kitchen 11'0" x 7'3" (3.36m x 2.21m)



Fitted kitchen with a selection of upper and lower level units complete with formica worktops and stainless steel sink with drainer. Tiled floorings. Glazed upvc door opens onto enclosed rear yard.

First Floor

Bedroom 1 13'9" x 9'3" (4.21m x 2.84m)



Bedroom 2 10'9" x 10'6" (3.29m x 3.21m)



Access to built-in storage and hot press.

Bedroom 3 10'5" x 9'4" (3.18m x 2.86m)



Built-in storage.

White Bathroom Suite 6'2" x 5'6" (1.88m x 1.70m)



White bathroom suite comprising of panelled bath, pedestal wash hand basin and low flush w.c. Tiled flooring

Property Front



Enclosed garden with laid lawn and mature trees bordered by red brick wall over looking open green area to the front of the property.

Enclosed Rear Garden



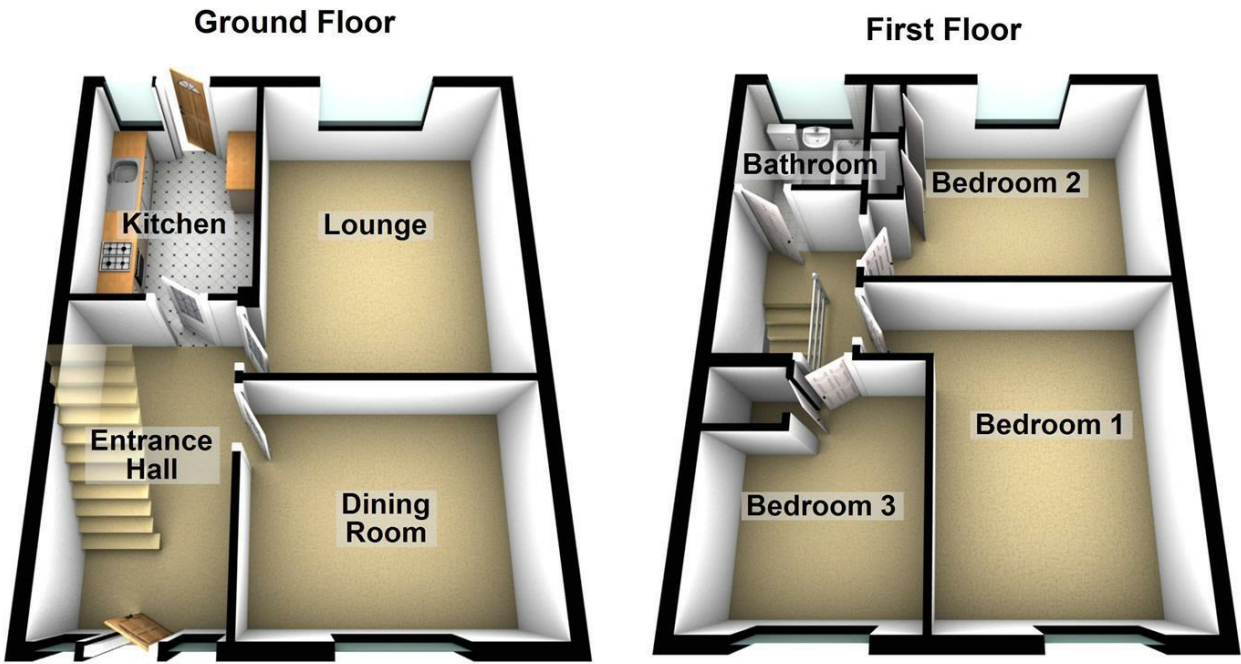
Enclosed rear garden with brick out house, housing oil boiler and bordered by timber fencing

Disclaimer

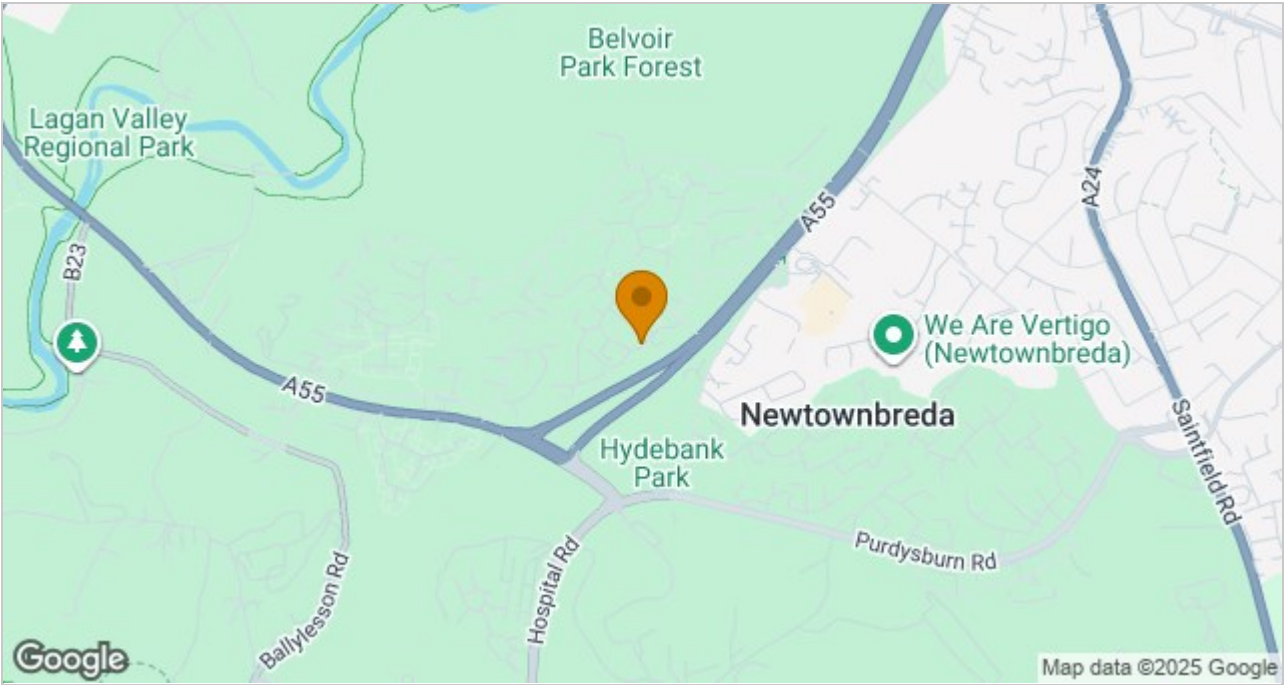
Property is Freehold.

Please note that all services and appliances have not, and will not be tested.

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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