



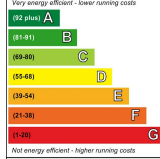


38 Greer Park Heights, Belfast, BT8 7YG

Asking Price £185,000

Greer Park is a popular and convenient setting, located just off the Newtownbreda Road and is close to many leading schools, arterial routes, playing fields, parks, Tesco superstore & Forestside Shopping centre.

Located in a quiet cul-de-sac, the accommodation comprises of a sunken lounge, open plan kitchen / dining room, two good size bedrooms, fully fitted bathroom suite and enclosed rear garden with patio area. In addition to this the property benefits from an oil fired heating system, double glazing and off street parking to the front of the property. This property is in lovely order and would make a perfect first time buy and/or investment.

- Town House
- Spacious Lounge
- Contemporary White Bathroom Suite
- Double Glazing
- Enclosed Patio & Garden To Rear
- Two Good Sized Bedrooms
- Fitted Kitchen / Dining
- Oil Heating
- Off Street Parking To The Front
- Excellent First Time Purchase

Energy Efficiency Rating	
Current	Potential
	
	
<small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small> Northern Ireland	

The Accommodation Comprises



Glass panelled front door to entrance hall. Inner door and a couple of steps down to lounge

Lounge 12'8 x 10'4 (3.86m x 3.15m)



Cast Iron fire place, laminate flooring.



Fitted Kitchen / Dining 13'1 x 11'2 (3.99m x 3.40m)



Excellent range of high and low level units, formica work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor, understairs storage. Access to rear garden and patio



First Floor

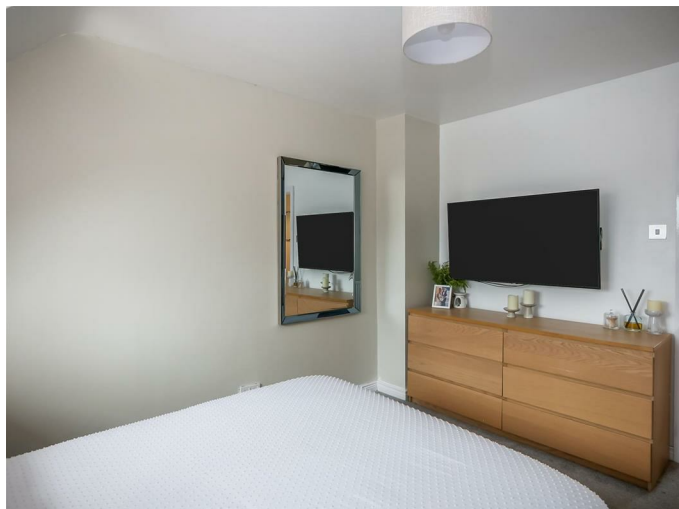
Bedroom One 12'6 x 9'5 (3.81m x 2.87m)



Large built-in storage



Bedroom Two 11'5 x 7'10 (3.48m x 2.39m)



At widest points.

Contemporary Bathroom Suite



Comprising panelled bath with mixer taps & Triton shower unit above, wash hand basin with mixer taps and vanity mirror above, low flush w/c, tiled walls and tiled floor.



Landing

Access to roof space via fold down ladder

Outside Front

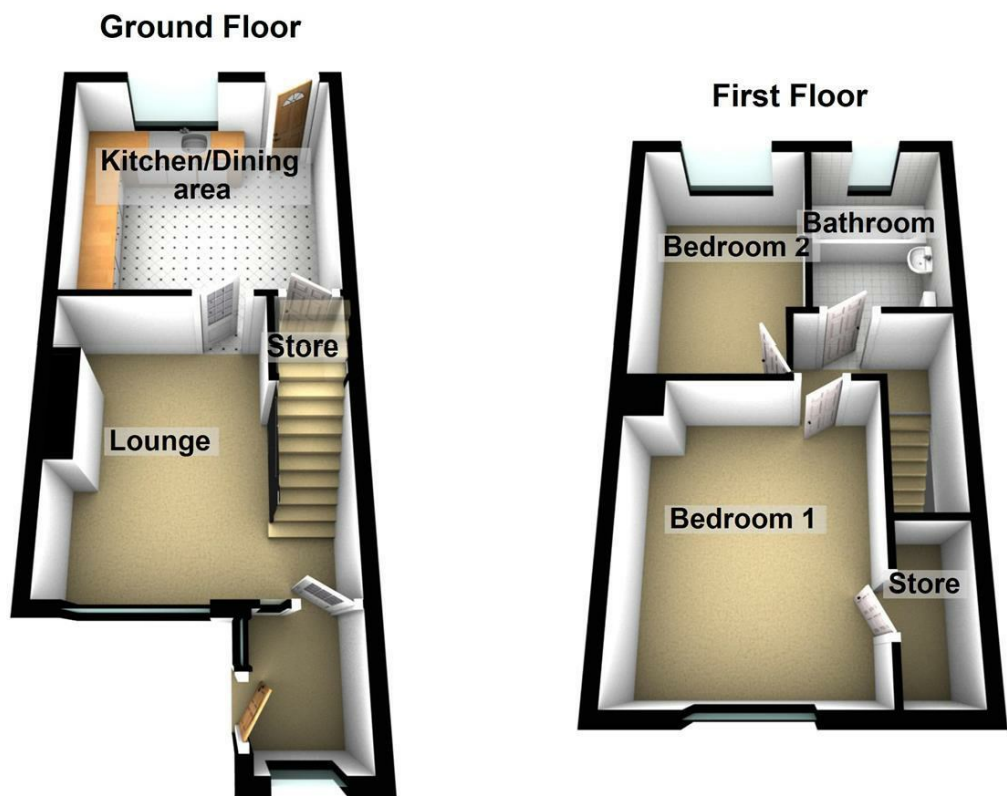
Brick paved driveway with ample parking to front.

Outside Rear

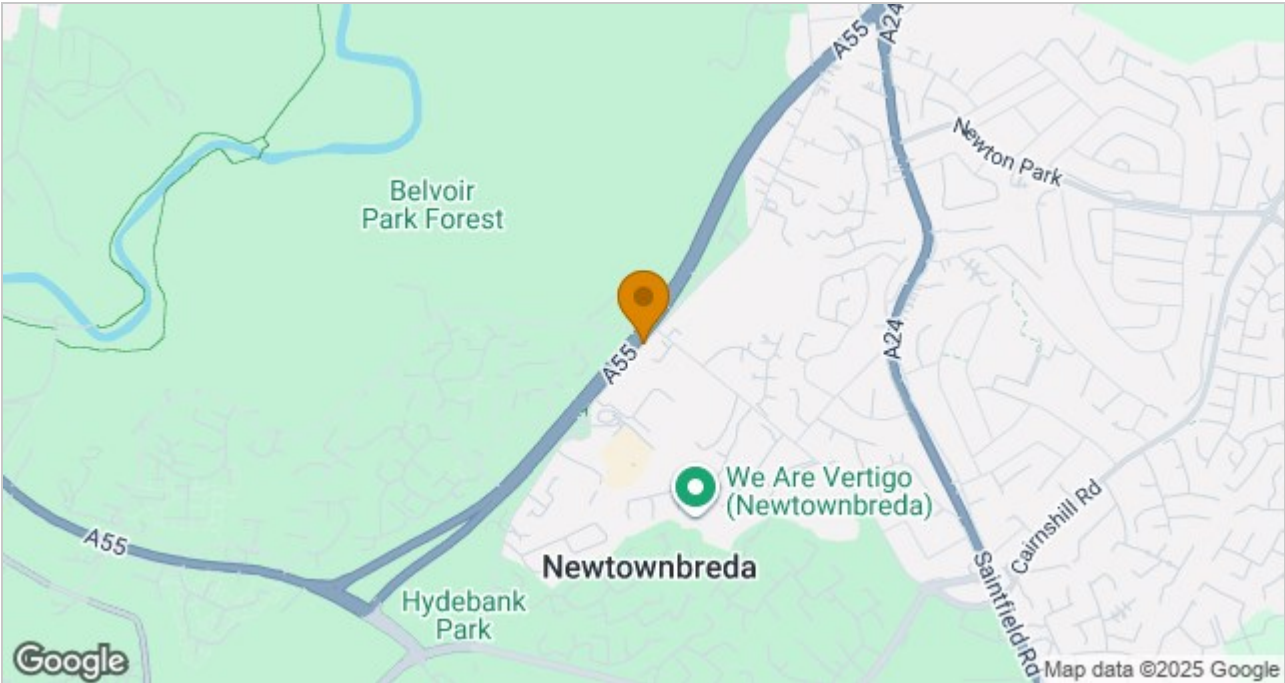


Enclosed rear decked patio area and garden finished with artificial grass, bordered by timber fencing.

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