



4 Drumart Walk, Belvoir Park, Belfast, BT8 7FB

Asking Price £139,950

4 Drumart Walk is located just off Dunseverick Avenue on the edge 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 separate reception rooms, a fitted kitchen and white bathroom suite on the first floor. The property also benefits from gas central heating, double glazed windows and an enclosed yard to the rear. Although in need of general updating, 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.

- Mid terrace home
- Two separate receptions
- 1st floor bathroom suite
- Double glazed windows
- Within walking distance of many local amenities
- Three good size bedrooms
- Fitted kitchen
- Gas central heating
- Small garden to the front / Yard to the rear
- Chain free onward 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		
	57	62
Northern Ireland EU Directive 2002/91/EC		

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Laminate flooring. Storage under stairs.

Dining room 11'9 x 9'10 (3.58m x 3.00m)



Laminate flooring, currently used as a bedroom.

Lounge 14'7 x 11'1 (4.45m x 3.38m)



Kitchen 11'0 x 7'3 (3.35m x 2.21m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor fan, plumbed for washing machine.

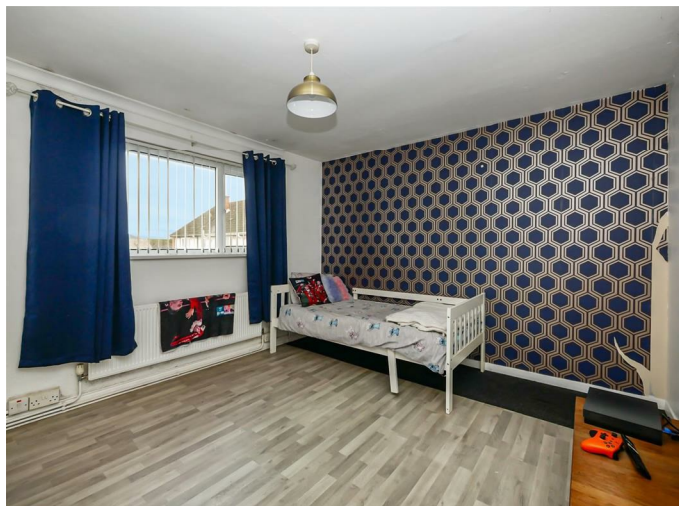
1st floor

Landing, access to the roof space, light.

Bedroom 1 13'9 x 9'3 (4.19m x 2.82m)



Bedroom 2 10'9 x 10'6 (3.28m x 3.20m)



Laminate flooring, built in storage, gas boiler.

Bedroom 3 10'5 x 9'4 (3.18m x 2.84m)



Built in robe.

Bathroom 6'2 x 5'6 (1.88m x 1.68m)



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush

w/c, pedestal wash hand basin, fully tiled walls, wood panelled ceiling.

Outside

Front gardens

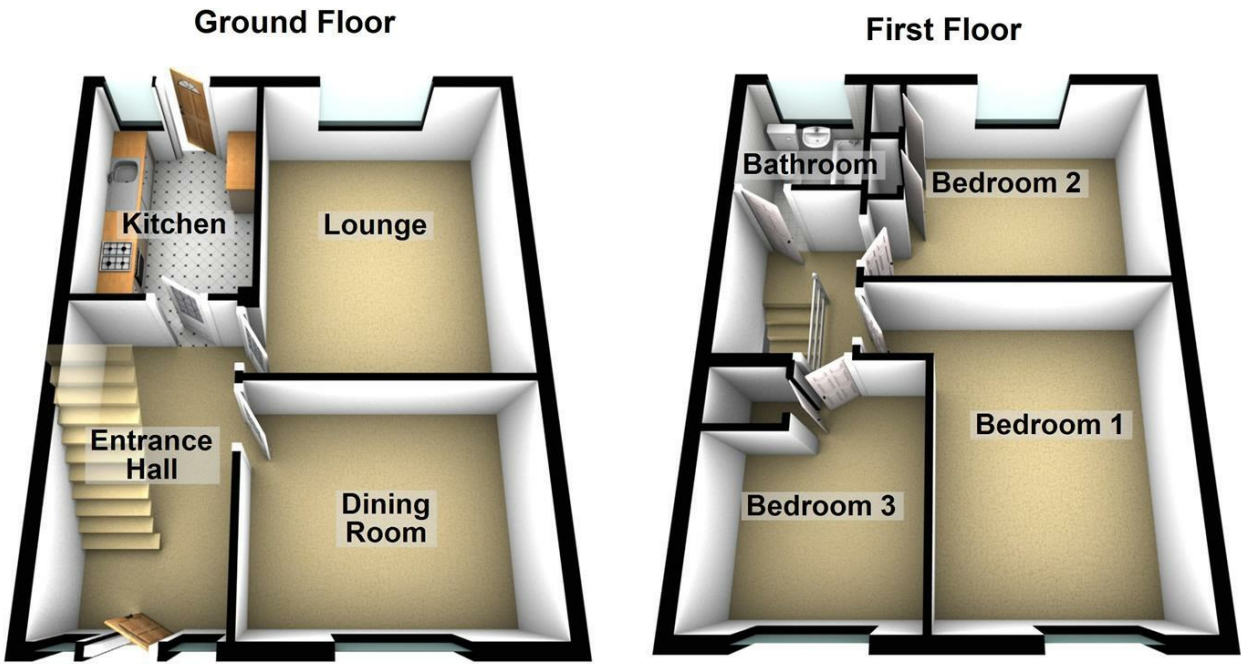
Small gardens to the front laid in lawn.

Rear garden

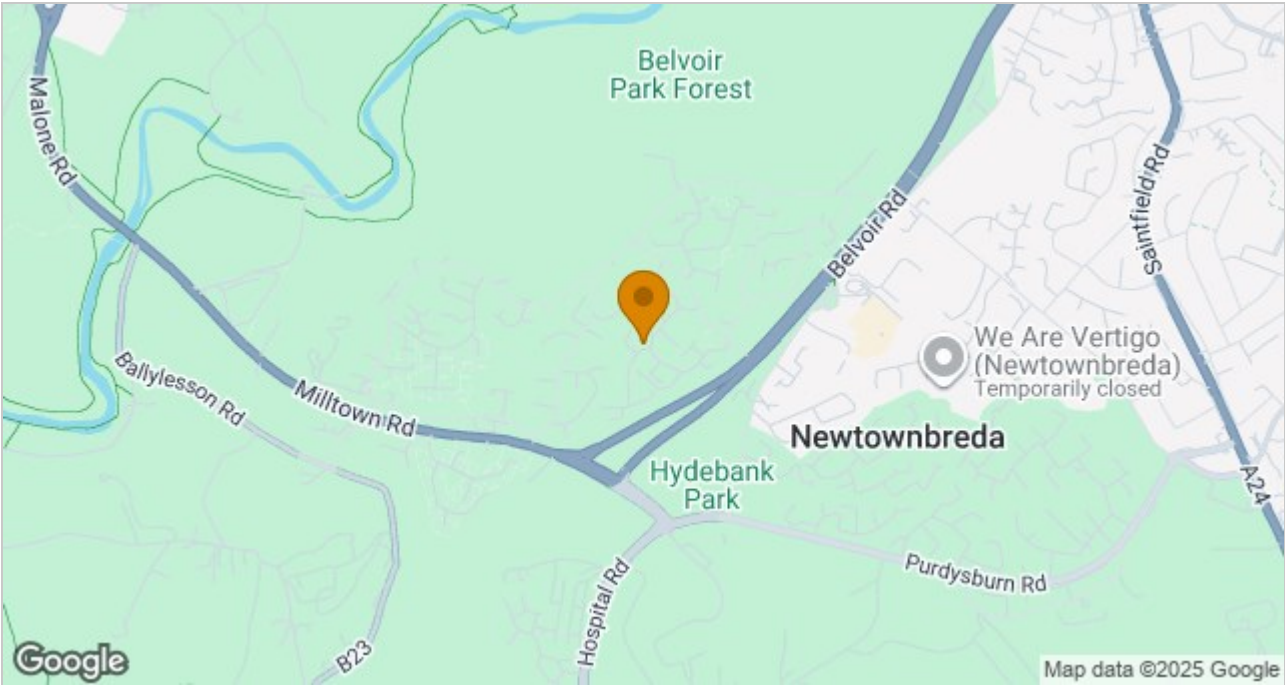


Low maintenance rear gardens. Please note the garden room is not included and will be removed.

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