



## 59 Drumart Drive, Belvoir Park, Belfast, BT8 7EX

**Asking Price £150,000**

Located in this popular position within Belvoir Park, Drumart Drive this end terrace home is so convenient to so much. There is an abundance of amenities nearby, that include schooling, local shops at Drumart Square, excellent bus services, and for those who enjoy the outdoors, Belvoir Park forest and Shaw's Bridge are within a reasonable walking distance. This home, although requiring some modernisation does benefit from gas heating system, double glazed windows, a fitted kitchen with dining area, and a 1st floor shower suite. Outside this property is one of a few to enjoy off street parking for 1 car, a detached garage, additional storage / outbuildings, as well as offering a lawn garden area to the front and side with a low maintenance garden space to the rear. This home is also chain free, view early!

- End terrace home
- Spacious lounge
- 1st floor shower suite
- Double glazed windows
- Detached garage and additional storage / outbuilding,
- Three bedrooms
- Kitchen and dining area
- Gas central heating
- Driveway with off street parking for 1 car
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(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

Tiled floor.

### Lounge 16'1 x 10'9 (4.90m x 3.28m)



Tiled fireplace with raised tiled hearth.

### Additional lounge image



### Kitchen / dining 16'1 x 12'4 (4.90m x 3.76m)



At widest points.

Range of high and low level units, single drainer sink unit with mixer taps, work surfaces, part tiled walls, cooker space, open to the dining area.

### Dining area



Under stairs cloaks

### 1st floor

Landing, Storage, and access to the roof space.

**Bedroom 1 16'1 x 10'9 (4.90m x 3.28m)**



Built in robe.

**Bedroom 2 8'9 x 8'5 (2.67m x 2.57m)**



**Bedroom 3 8'9 x 7'1 (2.67m x 2.16m)**



**Shower room 6'2 x 5'6 (1.88m x 1.68m)**



White suite comprising walk in shower, low flush w/c, pedestal wash hand basin, fully tiled walls, extractor fan.

### Outside



Off street parking for 1 car.

**Detached garage 19'7 x 11'4 (5.97m x 3.45m)**



Up and over door, light and power, gas boiler.

## Front and side garden



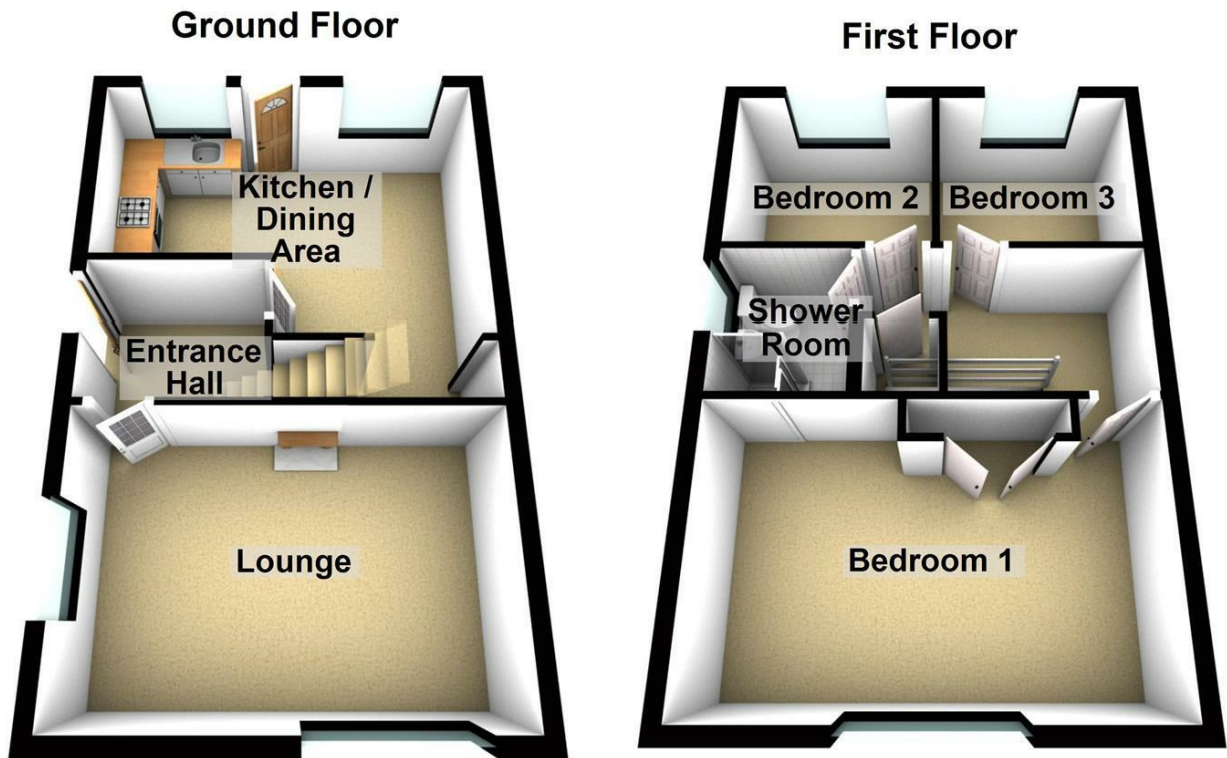
Front and side garden laid in lawn.

## Rear garden

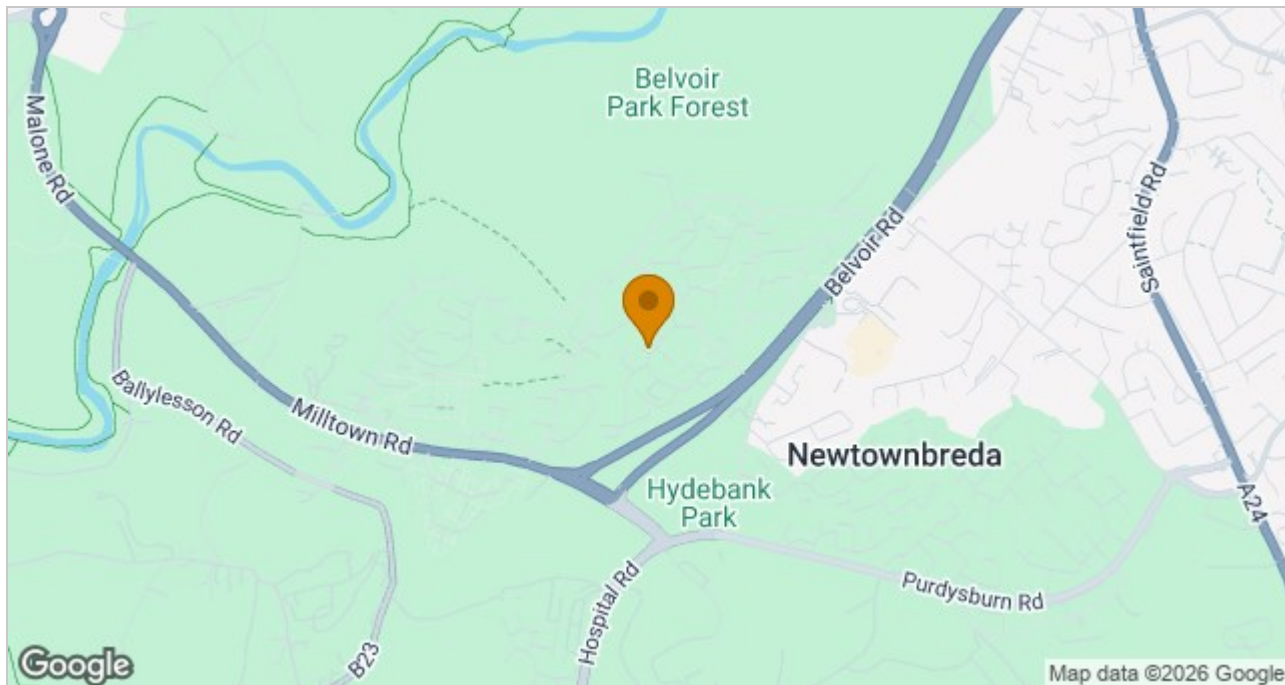


Low maintenance rear garden flagged, outside storage / outbuilding, outside tap.

## Floor Plan



## Area Map



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