



11C Kilwarlin Walk, Belvoir Park, Belfast, BT8 7EQ

Asking Price £99,950

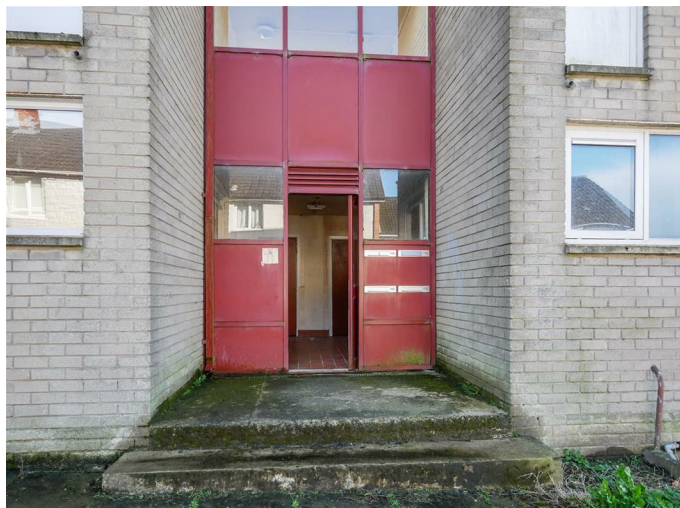
11c Kilwarlin Walk is situated in this popular and convenient location, close to several local shops, schools, bus & arterial routes, as well as Forestside shopping centre and Tesco at Newtownbreda both within a short distance. The property itself is in reasonable throughout and comprises a bright and spacious lounge with ample room for dining and a fitted kitchen. On the 1st floor there are 2 good size bedrooms and a bathroom with white suite. This is an ideal opportunity for those wishing to take their first steps towards home ownership or an investor looking to purchase a property in a much sought after location.

- Maisonette style property
- Bright and spacious lounge
- White bathroom suite
- Double glazed windows
- Close to many amenities
- Two good size bedrooms
- Fitted kitchen
- Gas central heating
- In need of some modernisation
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(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		70	77

EU Directive 2002/91/EC

The accommodation comprises



Communal front door leading the communal entrance hall way.

Communal entrance hall way

Hardwood front door leading to the entrance hall.

Entrance hall

Tiled floor, under stair storage.

Lounge 13'4 x 11'8 (4.06m x 3.56m)

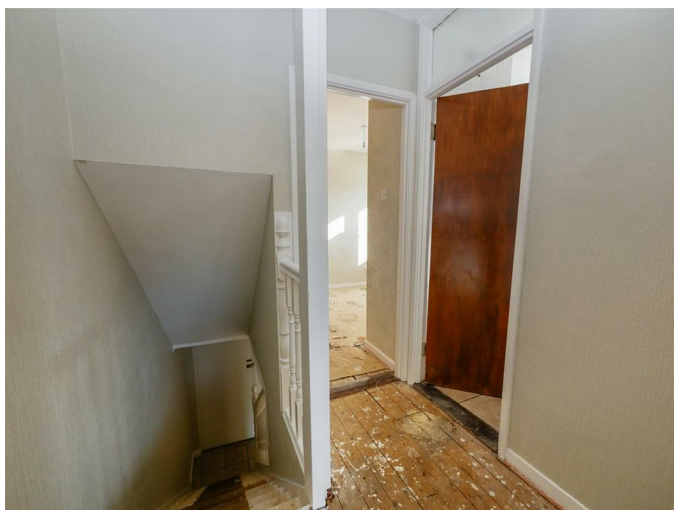


Kitchen 12'1 x 6'6 (3.68m x 1.98m)



Range of high and low level units, single drainer sink unit, formica work surfaces, part tiled walls, cooker space, plumbed for washing machine, tiled floor, gas boiler.

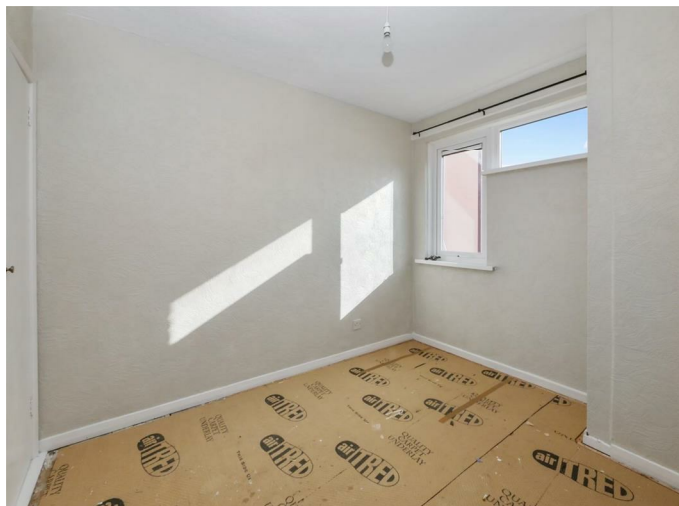
1st floor



Bedroom 1 13'8 x 9'4 (4.17m x 2.84m)



Bedroom 2 9'8 x 7'9 (2.95m x 2.36m)



Built in robe.

Bathroom



White suite comprising panelled bath, chrome thermostatically controlled shower, low flush w/c, wash hand basin, fully tiled walls, tiled floor. Wall mounted radiator. Storage (former hot press).

Outside

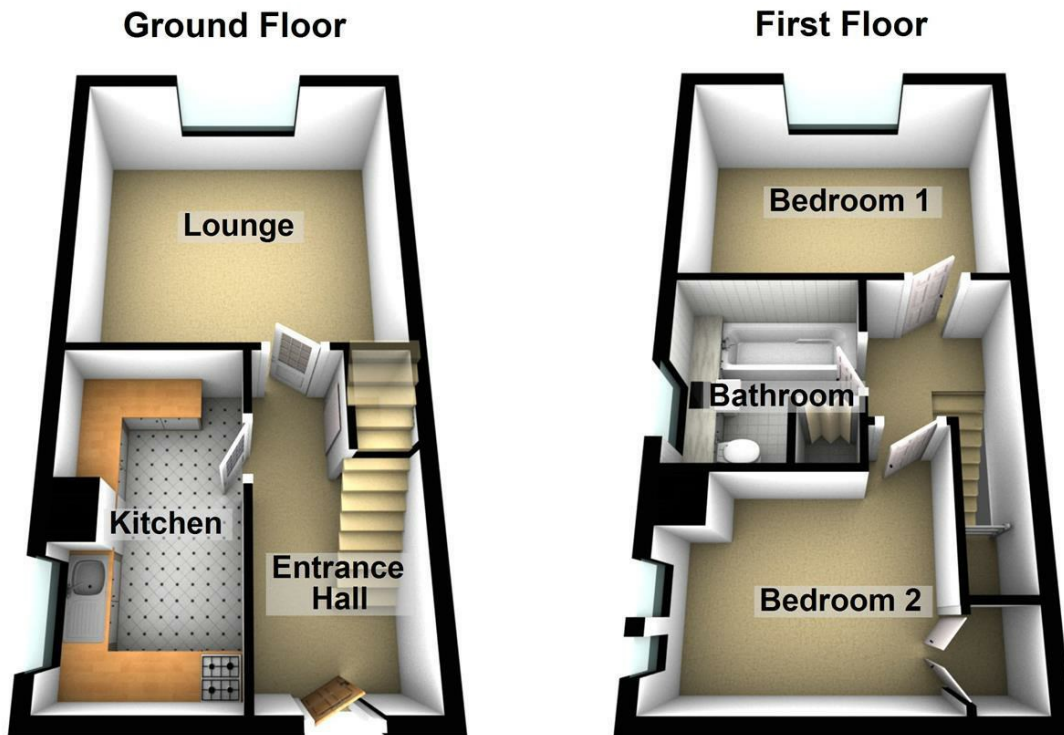
Communal bin storage area.

Note

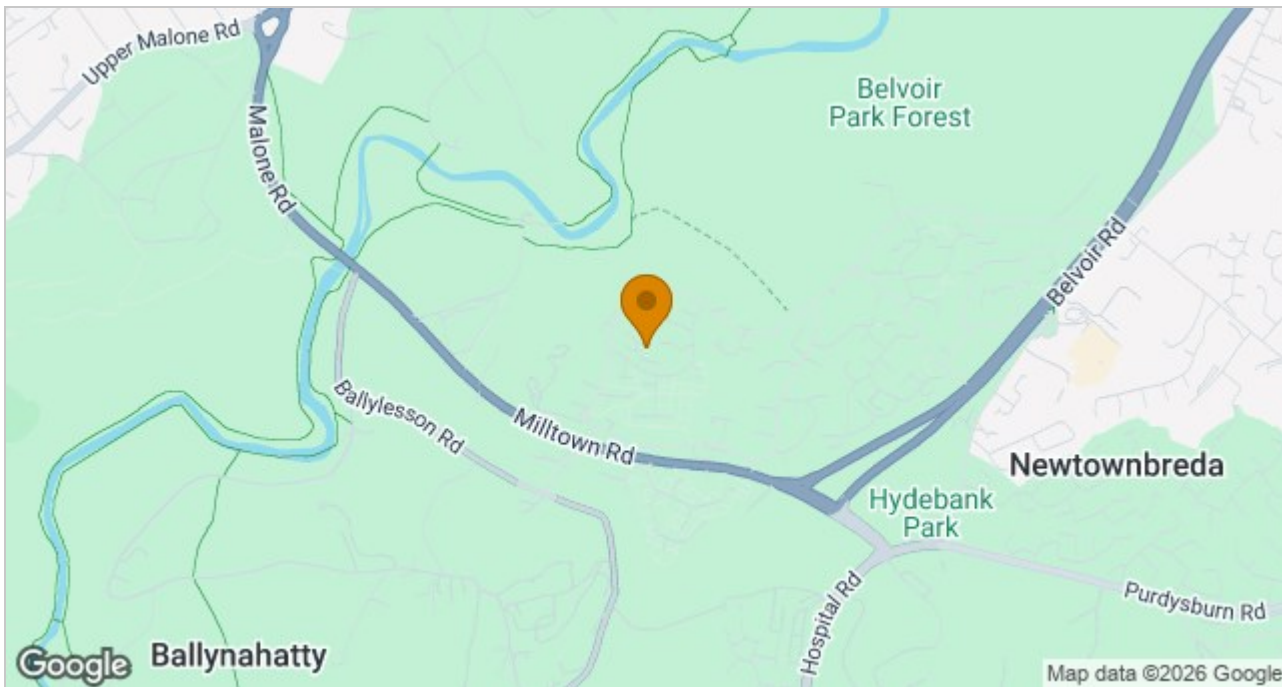
Maintenance charges £38.00 per month

Lease length remaining TBC

Floor Plan



Area Map



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