



16 Killynether Gardens, Belvoir Park, Belfast, BT8 7FH

Asking Price £155,000

Conveniently positioned just off Belvoir Drive, this deceptively spacious mid terrace property is sure to be of instant appeal given it's convenient location to so many local amenities including shops at Drumart Square, China Inn at the bottom of Belvoir Drive, schools, bus and arterial routes, and for those who enjoy the outdoors, it also offers ease of access to Belvoir Park Forest and Shaw's Bridge. The accommodation is both bright and spacious and offers three good sized bedrooms, all with built in robes, a good size lounge, a modern fitted kitchen with dining area, and a 1st floor bathroom with an additional w/c on the ground floor. This property also enjoys gas fired central heating, double glazed windows, and low maintenance gardens to the front and to the rear with potential off street parking. A fine home, well maintained and is one that will surely be of instant appeal to a wide range of purchasers from 1st time buyers to those looking to up-size, whilst also proving to be a worthwhile investment. Immediate viewing is essential, you do not want to miss this opportunity!

- Excellent mid terrace home
- Bright and spacious lounge
- Rear hall storage and ground floor w/c
- Gas heating
- Well maintained front garden / low maintenance rear garden
- Three good size bedrooms, all with built in robes
- Modern kitchen / dining
- 1st floor white bathroom suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(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
Hardwood front door leading to the entrance hall

Entrance hall



Laminate flooring.

Lounge 14'4 x 14'10 (4.37m x 4.52m)



Additional lounge image



Kitchen 10'6 x 10'3 (3.20m x 3.12m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker space, extractor fan, fridge freezer space, plumbed for washing machine, dining area, laminate flooring.

Additional kitchen image



Rear hall



Built in storage. Laminate flooring, part wood panelled walls.

Cloaks



Ground floor w/c comprising low flush w/c, wash hand basin.

1st floor

Landing, hot press, access to the roof space via built in folding loft ladder, part floored with light.

Bedroom 1 12'5 x 9'2 (3.78m x 2.79m)



Built in robe. Laminate flooring.

Bedroom 2 11'4 x 10'1 (3.45m x 3.07m)



Built in robe. Laminate flooring.

Bedroom 3 8'4 x 8'3 (2.54m x 2.51m)



Built in robe, laminate flooring.

Bathroom



Modern white suite comprising panelled bath with mixer taps, Triton Enrich shower, low flush w/c, pedestal wash hand basin, part tiled walls, extractor fan, tiled floor, chrome towel radiator.

Outside

Front garden



Neat and well maintained garden to the front laid in lawn with a range of plants, trees and shrubs.

Rear garden

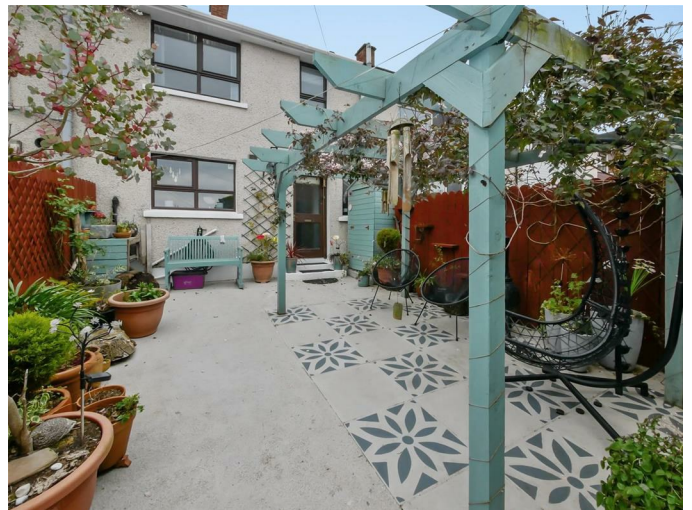


Low maintenance garden to the rear flagged with feature pergola area, Potential off street parking, outside tap and light.

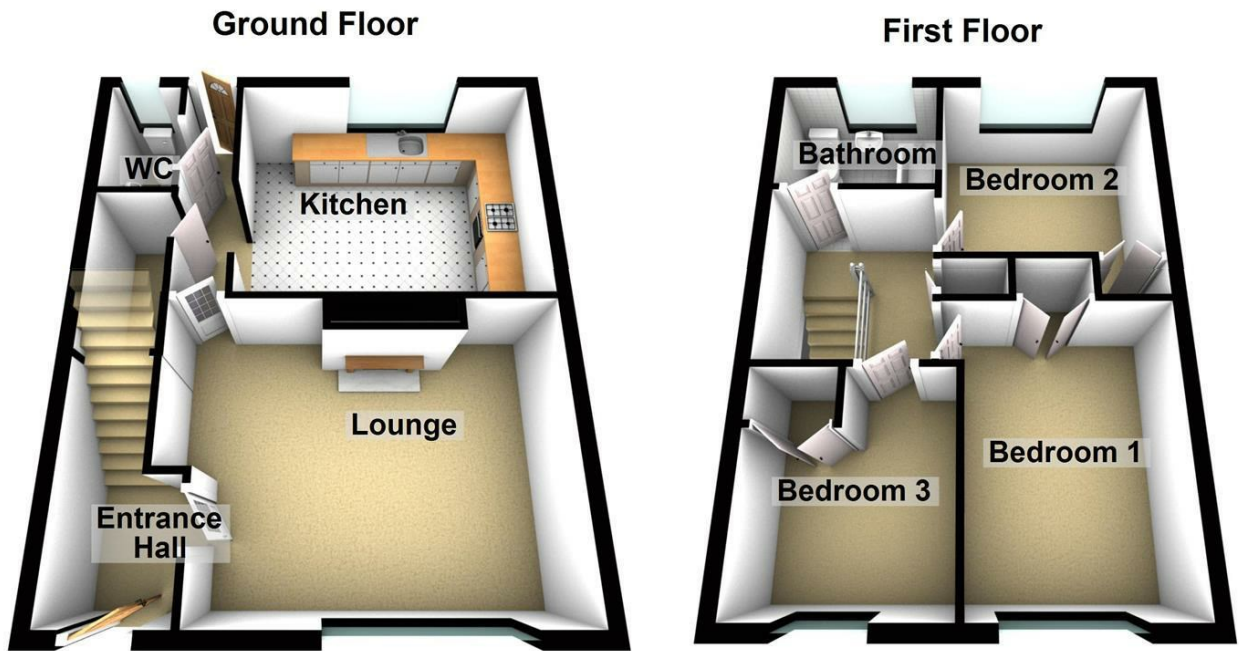
Additional rear garden image



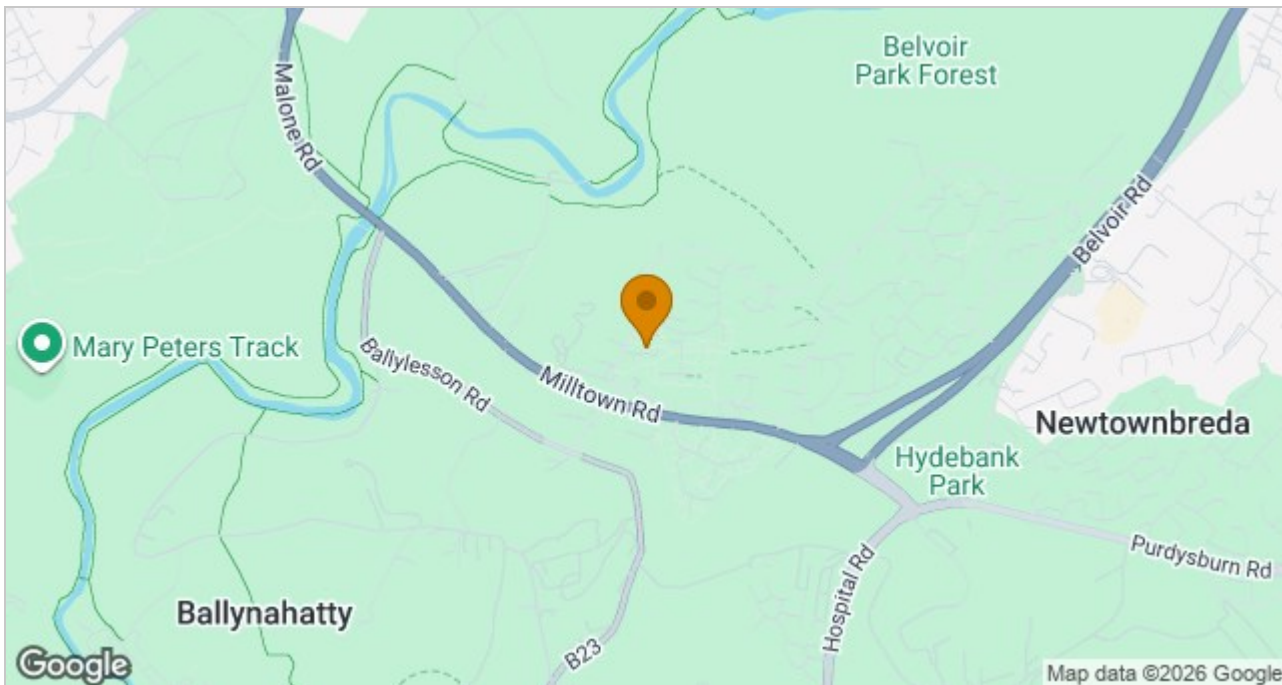
Rear elevation



Floor Plan



Area Map



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