



## 42 Killynether Walk, Belvoir Park, Belfast, BT8 7DB

**Asking Price £159,950**

Located just off Belvoir Drive at the Shaw's Bridge end of Belvoir, this exceptionally well maintained mid-terrace home offers bright and spacious accommodation in an extremely convenient and sought after setting. Comprising of three good sized bedrooms, spacious lounge, a luxury fitted kitchen with integrated appliances, additional rear hall utility space and first floor bathroom suite, this home has been finished to an excellent standard throughout. In addition the property also benefits from gas central heating, double glazed windows, well cared for and low maintenance gardens with a pleasant open aspect to the front, as well as off street parking to the rear. The local area also offers so much convenience to many amenities, including shopping facilities, a very reliable bus service along Belvoir Drive, outer ring and motorway links and popular public walkway access at Shaw's Bridge and Belvoir Park Forest. With little to do but just adding your own personal touches, this home is perfect for any young first time buyer or family looking to find a house to make their home!

- Well maintained mid terrace home
- Bright and spacious lounge
- White bathroom suite
- Double glazed windows
- Pleasant aspect to the front
- Three good size bedrooms
- Luxury fitted kitchen with additional rear hall utility
- Gas central heating ( New boiler 2025 )
- Off street parking to the rear
- Re - wired circa 2022

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		74	80
(55-68) D			
(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

Laminate flooring.

### Lounge 14'7 x 11'9 (4.45m x 3.58m)



Laminate flooring, decorative tiled fireplace with raised marble hearth.

### Additional lounge image



### Kitchen 11'8 x 10'1 (3.56m x 3.07m)



Luxury fitted kitchen with a full range of high and low level units, Quartz work surfaces, Quooker tap, sink unit, 4 ring hob and oven, integrated microwave, extractor fan, integrated dishwasher, breakfast bar with Quartz work top with storage below. Recessed spotlights.

### Additional kitchen image



**Rear hall / utility 10'4 x 4'8 (3.15m x 1.42m)**



Built in units, Quartz work surfaces, plumbed for washing machine, dryer space, tiled floor.

**1st floor**

Storage in the former hot press, roof space access.

**Roof space**

Slingsby ladder approach, light.

**Bedroom 1 11'9 x 8'8 (3.58m x 2.64m)**



Built in robe.

**Bedroom 2 10'8 x 10'6 (3.25m x 3.20m)**



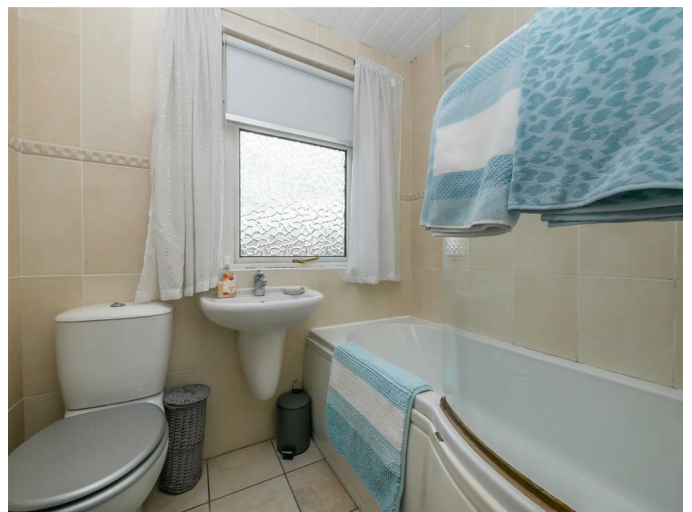
Built in robe.

**Bedroom 3 9'3 x 8'3 (2.82m x 2.51m)**



Built in robe.

**Bathroom 6'2 x 5'4 (1.88m x 1.63m)**



White suite comprising panelled bath, mixer taps, chrome thermostatically controlled shower, wash hand basin, fully tiled walls, tiled floor, recessed spotlights.

## Outside

### Front aspect



Pleasant aspect to the front.

### Front garden



Low maintenance garden to the front with artificial grass and paved patio that enjoys a sunny aspect.

### Additional front garden image



## Rear garden

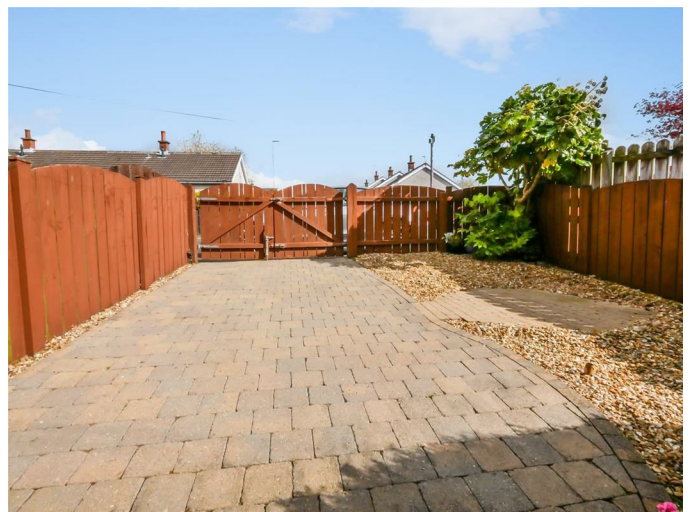


Low maintenance garden to the rear with loose stone areas, range of plants, trees and shrubs. Paved patio, outside light and tap.

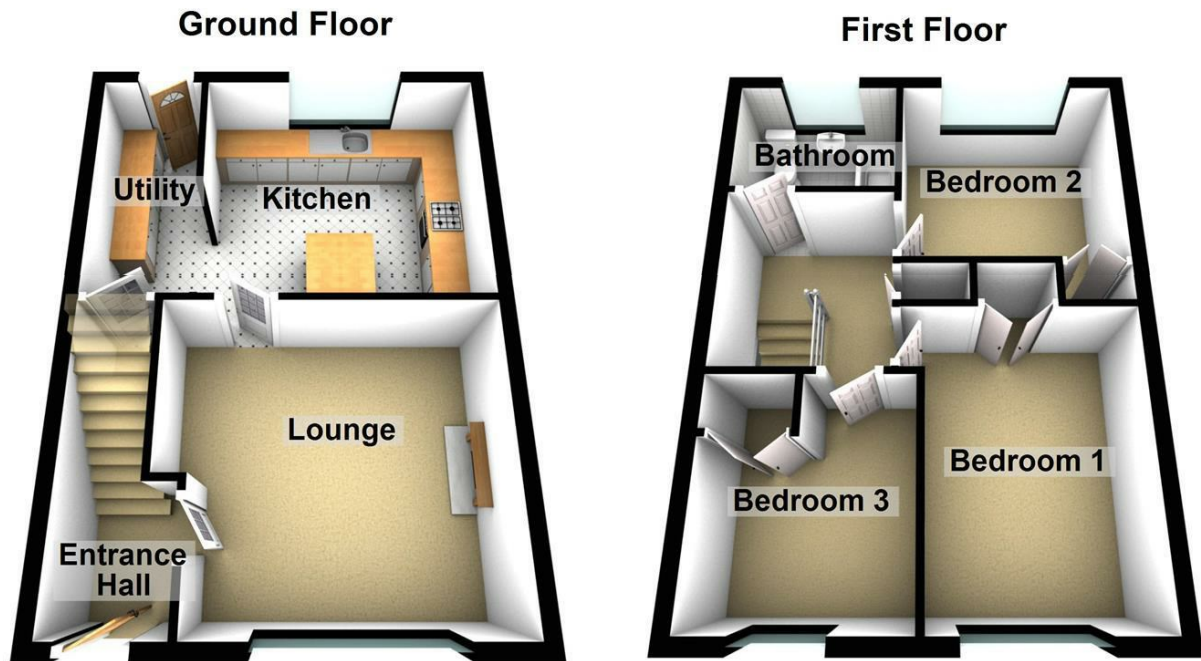
### Rear elevation



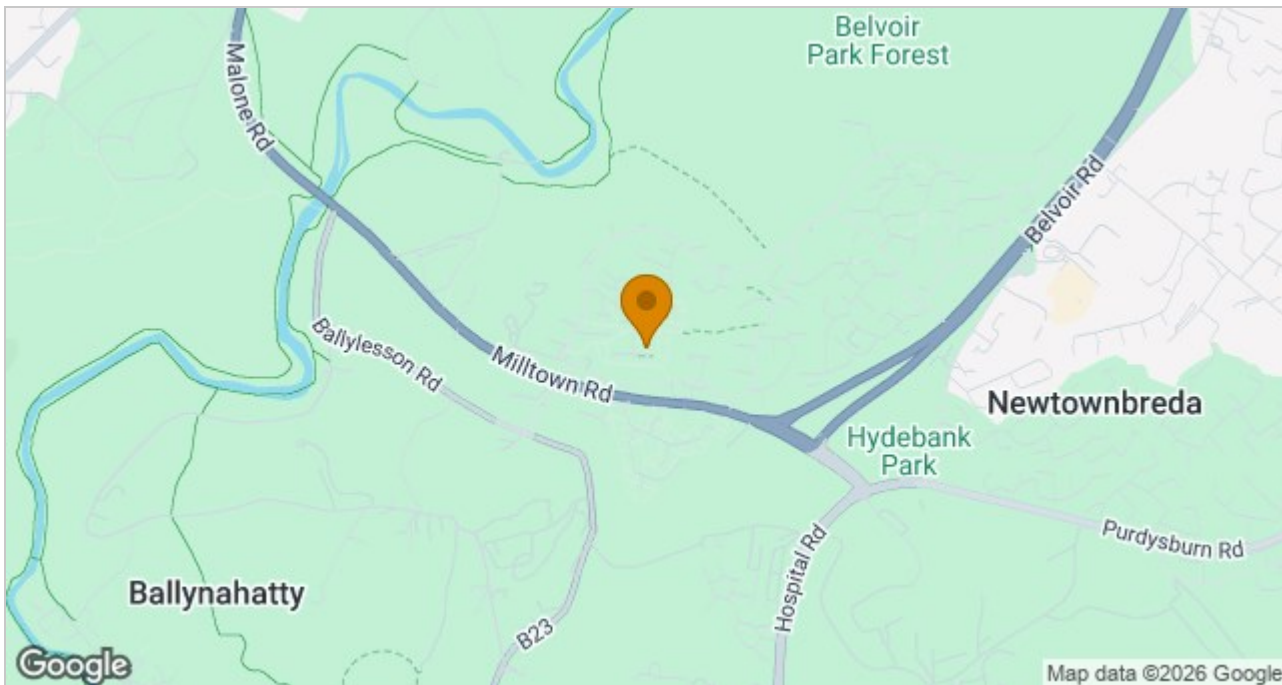
### Off street parking



## Floor Plan



## Area Map



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