



## 18 MERRION PARK, BELFAST, BT17 OSF



A comfortable red brick semi detached family home positioned within this popular residential area that continues to be very popular with first time buyers and young families. Three good, bright, bedrooms. One generous reception room. Contemporary high gloss fitted kitchen open to a casual dining area with feature double patio doors. Luxury white bathroom suite. Upvc double glazed windows. Gas fired central heating system. Private and secure rear gardens. Superb doorstep convenience to include a short walk to excellent transport links to include the Glider service. A semi-detached home that enjoys a cul-de-sac position in proximity to lots of amenities Schools and Shops, with both Belfast and Lisburn being easily accessible. Fantastic first time buy. Well worth a visit.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (43-54) E                                   |         |           |
| (31-42) F                                   |         |           |
| (13-30) G                                   |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 74      | 80        |
| Northern Ireland EU Directive 2002/91/EC    |         |           |

OFFERS AROUND £159,950

## 18 MERRION PARK, BELFAST, BT17 0SF

### Key Features

- A comfortable semi detached family home positioned within this popular residential area.
- One generous reception room / Double doors to:
- Three good, bright well appointed bedrooms.
- Contemporary high gloss fitted kitchen open to a casual dining area with feature double doors.
- Luxury white bathroom suite.
- Gas fired central heating system.
- Upvc double glazed windows.
- Driveway to front and side.
- Private and secure rear gardens.
- Fantastic first time buy / well worth a visit.





## GROUND FLOOR

Upvc double entrance entrance door to;

## ENTRANCE HALL

To;

## LOUNGE

12'8 x 11'9

Feature fireplace, wooden effect strip floor, bay window, double doors to;

## CONTEMPORARY HIGH GLOSS FITTED KITCHEN / DINING AR

12'5 x 9'8

Range of high and low level units, formica work surfaces, 4 ring hob, underoven, overhead extractor hood, plumbed for washing machine, feature panelling, single drainer stainless steel sink unit, downlighters, double patio doors.

## FIRST FLOOR

### BEDROOM 1

14'2 x 11'5

### BEDROOM 2

11'5 x 9'5

Wooden effect strip floor.

### BEDROOM 3

8'7 x 7'6

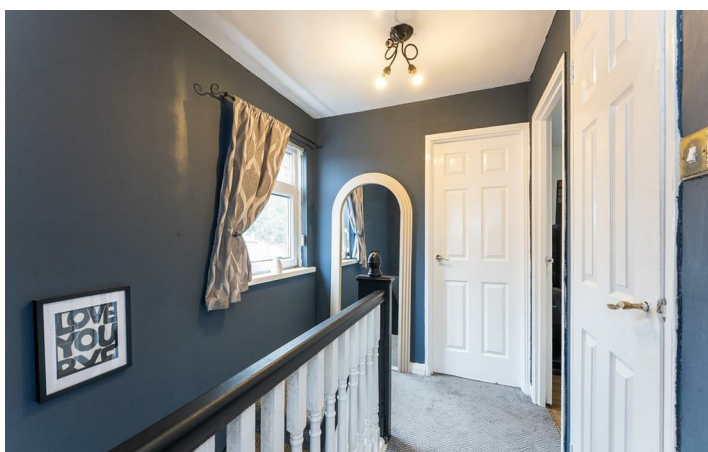
## WHITE BATHROOM SUITE

Panelled bath, feature shower screen, thermostatically controlled shower unit, tiling, ceramic tiled floor, wash hand basin with vanity unit, heated towel rail.

## OUTSIDE

Driveway to front and side, feature double gates, enclosed and private to rear.

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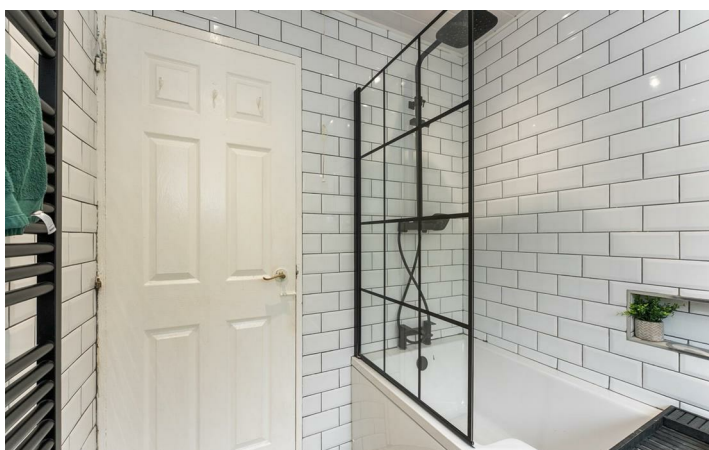
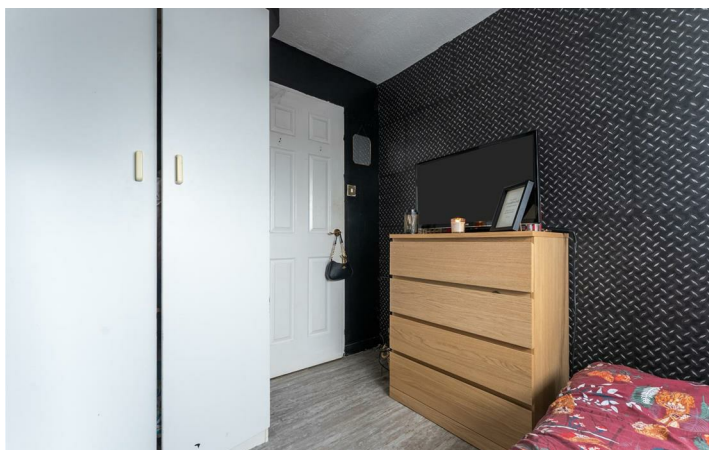








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18509265**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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