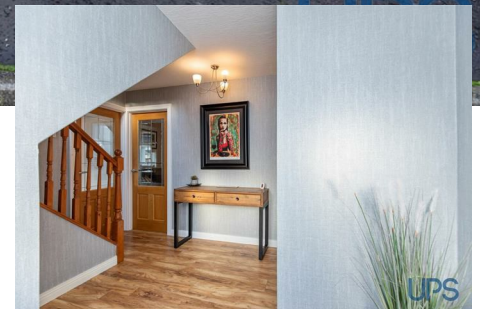


12 SUFFOLK COURT, SUFFOLK ROAD, BELFAST, BT11 9RD



A comfortable end town house that enjoys a prominent position within this popular cul de sac off the Suffolk road. Three good, bright, well appointed, double bedrooms. One generous reception room. Luxury fitted kitchen open to a casual dining area with feature double patio doors / garden access. Large white bathroom suite. Upvc double glazed windows. Gas fired central heating system / Worcester boiler. Good presentation. Private and secure rear gardens. Ideally positioned within this sought-after residential location that boasts tremendous doorstep convenience, to include accessibility to nearby schools, shops and transport links, the Glider service and arterial routes, including the motorway are all near by. Fantastic first time buy. Well worth a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £159,950

12 SUFFOLK COURT, SUFFOLK ROAD, BELFAST, BT11 9RD

Key Features

- A comfortable, end town house that enjoys a prominent position within this popular cul de sac location.
- One generous reception room.
- Large white bathroom suite.
- Gas fired central heating system / Worcester boiler.
- Fantastic first time buy.
- Three good, bright, well appointed, double bedrooms.
- Luxury fitted kitchen open to a casual dining area with feature double patio doors / garden access.
- Upvc double glazed windows.
- Private and secure rear gardens.
- Well worth a visit.





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

Wooden effect strip floor, cloaks downstairs.

LOUNGE

14'9 x 10'3

Feature wooden effect strip floor.

LUXURY FITTED KITCHEN / DINING AREA

22'0 x 12'6

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, dishwasher, 4 ring ceramic hob, overhead extractor hood, built-in oven, wooden effect strip floor, downlighters, bay window, double doors.

Feature open space top front with gates. Private and secure rear garden with flagging and fencing.

FIRST FLOOR

LANDING

Walk-in robes.

BEDROOM 1

11'9 x 10'9

BEDROOM 2

11'5 x 8'4

Worcester gas boiler.

BEDROOM 3

12'0 x 11'2

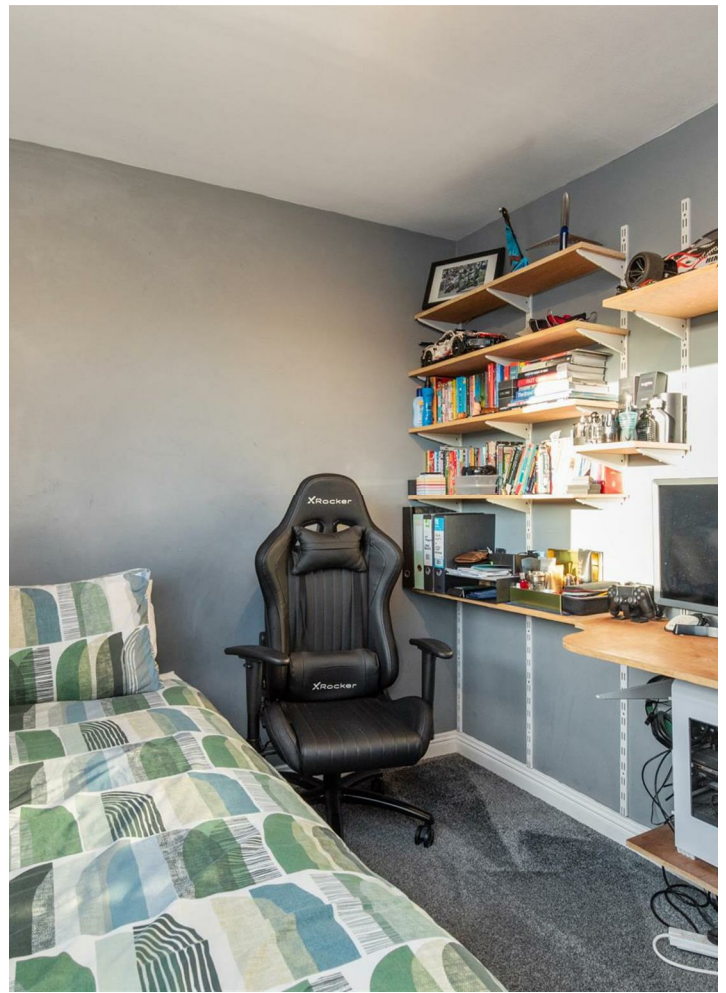
WHITE BATHROOM SUITE

Bath, double sink unit, low flush w.c, thermostatically controlled shower unit, chrome heated towel rail.

OUTSIDE

12 SUFFOLK COURT, SUFFOLK ROAD, BELFAST, BT11 9RD







12 SUFFOLK COURT, SUFFOLK ROAD, BELFAST, BT11 9RD



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. 18522598

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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