

25 Fortwilliam Crescent , Belfast, BT15 3RB

Offers Over £129,950

Stunning Red Brick Semi Detached Villa Holding A Quiet Cul-De-Sac Position In This Most Popular Residential Location Just Off The Shore Road.

Holding a prime corner site in this quiet cul-de-sac location offering off street carparking will have immediate appeal. The spacious interior comprises 2 well proportioned bedrooms, spacious through lounge, integrated fitted kitchen incorporating built-in under oven and hob, fridge freezer and modern white bathroom suite. The dwelling further offers recently fitted uPvc double glazed windows and external doors, gas central heating, fabulous conservatory filled with natural sunlight and has been presented to the highest possible standard by its current owners. Private enclosed hard landscaped rear garden with surrounding mature hedging makes this a beautiful home not to be missed - Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		EU Directive 2002/91/EC

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- Stunning Red Brick Semi Detached Villa
- Quiet Cul-De-Sac Position In This Most Popular Residential Location
- 2 Well Proportioned Bedrooms
- Spacious Through Lounge
- Integrated Fitted Kitchen
- Modern White Bathroom Suite
- Conservatory
- Upvc Double Glazed Windows
- Gas Central Heating
- Private Enclosed Rear Gardens, Off Street Carparking

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, understairs storage.

Through Lounge

19'10" x 9'8" (6.07 x 2.97)

Attractive fireplace, wood laminate floor, double panelled radiator.

Kitchen

10'2" x 5'0" (3.10 x 1.54)

Bowl and 1/2 stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel canopy extractor fan,

integrated fridge/freezer, plumbed for washing machine, partly tiled walls, ceramic tiled floor.

Conservatory

11'3" x 11'6" (3.43 x 3.51)

Upvc double glazed windows and patio doors, wood laminate floor, double panelled radiator.

First Floor

Landing

Bathroom

Modern white bathroom suite comprising panelled bath, electric mature hedging with patio area, shower, pedestal wash hand basin, garden shed, boiler house. low flush wc, featured radiator,

fully tiled walls, ceramic tiled floor, extractor fan.

Bedroom

9'8" x 9'6" (2.97 x 2.91)

Built-in storage, wood laminate floor, panelled radiator.

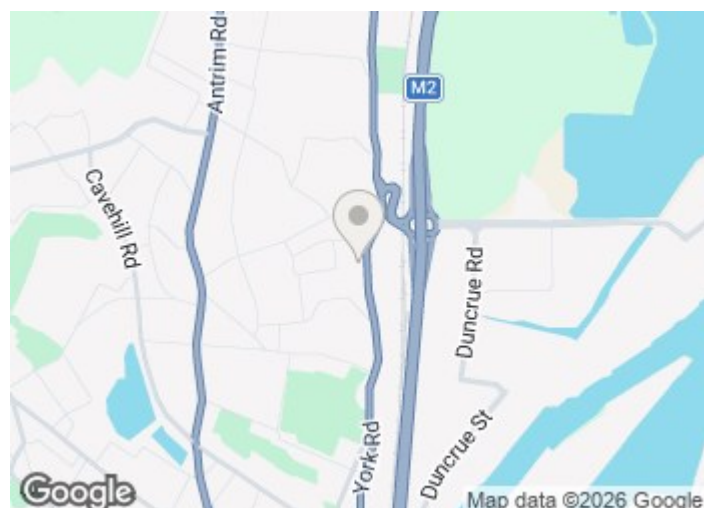
Bedroom

14'11" x 9'11" (4.56 x 3.03)

Wood laminate floor, panelled radiator, recessed lighting.

Outside

Hard landscaped gardens front and rear in concrete pavers, rear in comprising panelled bath, electric mature hedging with patio area, shower, pedestal wash hand basin, garden shed, boiler house.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

