



## 9 Blackdam Close Belfast, BT14 8GW

**Offers Over £209,950**

Superb Modern Constructed Semi-Detached Villa Holding An Impressive Cul-De-Sac Location Within The Thornberry Development!

A fantastic opportunity to purchase a superb modern constructed semi-detached family home holding a prime position within this most popular development. The contemporary interior comprises 3 bedrooms, lounge, fitted kitchen with informal dining and modern white family bathroom suite and downstairs furnished cloakroom. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, low outgoings, quality floor coverings throughout and offers maintenance free living for many years to come. Excellent off street parking and superb private rear garden with superb composite decking perfect for family gatherings makes this a home not to be missed - Early viewing is strongly 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	(11-20)		
G	Not energy efficient - higher running costs		
Northern Ireland		76	77
EU Directive 2002/91/EC			

# 9 Blackdam Close

## Belfast, BT14 8GW



- Superb Modern Constructed Semi-Detached Villa
- Spacious Lounge
- Furnished Cloakroom
- Off-Street Carparking
- Impressive Cul-De-Sac Location
- Fitted Kitchen With Informal Dining
- Gas Central Heating
- 3 Bedrooms
- White Family Bathroom Suite
- Upvc Double Glazed Windows

### Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

### Lounge

14'5" x 14'2" (4.41 x 4.33)

Wood laminate floor, double panelled radiator.

### Kitchen

18'2" x 11'1" (5.54 x 3.38)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, dishwasher space, partly tiled walls, ceramic tiled floor, panelled

radiator, built-in storage, downstairs storage.

### Rear Lobby

Built-in storage, ceramic tiled floor, panelled radiator, concealed gas boiler.

### Furnished Cloakroom

White suite comprising vanity unit, low flush wc, chrome radiator, ceramic tiled floor, extractor fan.

### First Floor

Landing, access to roofspace.

### Bathroom

Modern white bathroom suite comprising panelled bath, thermostatically controlled

shower unit, pedestal wash hand basin, low flush wc, feature radiator, pvc walls, extractor fan.

### Bedroom

11'5" x 9'9" (3.49 x 2.99)

Built-in robes, panelled radiator.

### Bedroom

9'5" x 9'0" (2.89 x 2.76)

Built-in robes, panelled radiator.

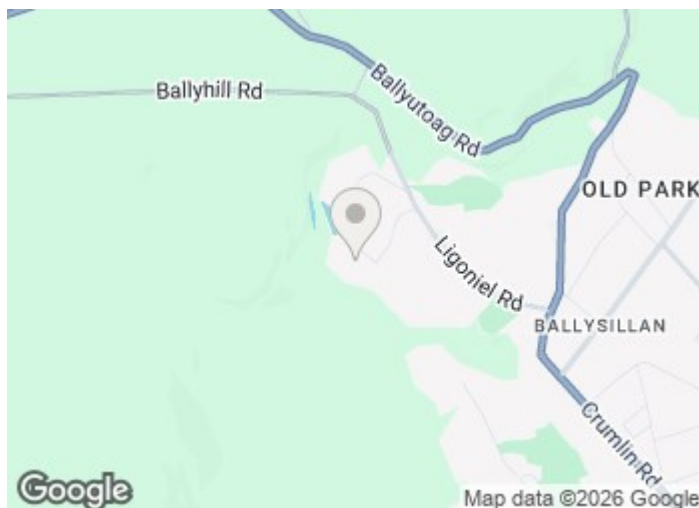
### Bedroom

13'2" x 10'6" (4.02 x 3.21)

Built-in robes, panelled radiator.

### Outside

Landscaped tarmac rear garden, composite raised decking with patio area. Front forecourt with off-street carparking.

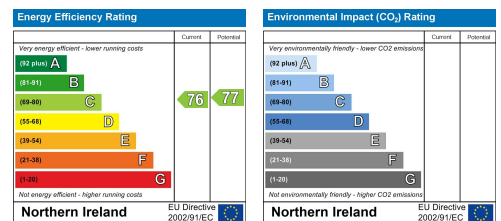


### Directions



# Floor Plan

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