



84 Greer Park Heights, Belfast, BT8 7YG

Asking Price £349,950

Greer Park is a popular and convenient setting, located just off the Newtownbreda Road close to leading schools, main arterial routes, the Tesco store & Forestside Shopping centre. This particular property, a bright and spacious detached home is sure to appeal given its family size, well proportioned accommodation.

On the ground floor this property enjoys a spacious lounge, dining room, ground floor w.c and open plan kitchen / dining room leading onto the conservatory to the rear.

On the 1st floor are four good size bedrooms with the master offering an en-suite shower room and is finished with a modern white bathroom suite.

Externally there are beautifully maintained south facing garden to the rear, driveway with off street parking leading to a detached garage.

An excellent family home with a competitive asking price.

- Detached Family Home
- Spacious Lounge and Separate Dining Room
- UPVC Conservatory to Rear
- Gas Heating / Double Glazed
- Enclosed South Facing Garden with Patio Area to the rear
- Four Good Sized Bedrooms with Master En-suite
- Open Plan Kitchen / Dining Room leading onto:
- White Bathroom suite
- Detached Garage with Off Street Parking
- Fantastic Family Home in Popular and Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(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		79	79

EU Directive 2002/91/EC

Entrance Porch

Glass panelled front door to entrance hall. Solid Cherrywood flooring under-stairs storage.

Down-stairs w.c



Sink unit. Low flush w.c

Dining Room 11'7 x 9'7 (3.53m x 2.92m)



Solid Cherrywood flooring flooring continued from hallway.

Lounge 16'7 x 11'8 (5.05m x 3.56m)



Cast iron fire-place with wooden surround. Pvc sliding doors to garden.

Kitchen/Dining 20'3 x 12'8 (6.17m x 3.86m)



(at widest points) Full range of high and low level units, Formica work surfaces, single drainer 1 1/4 bowl sink unit with mixer taps. Integrated fridge and dish-washer, Part tiled walls. Spot-lights. Double glazed door to conservatory.



Pvc Conservatory 11'3 x 11'2 (3.43m x 3.40m)



Tiled flooring. Pvc doors to garden.

First Floor

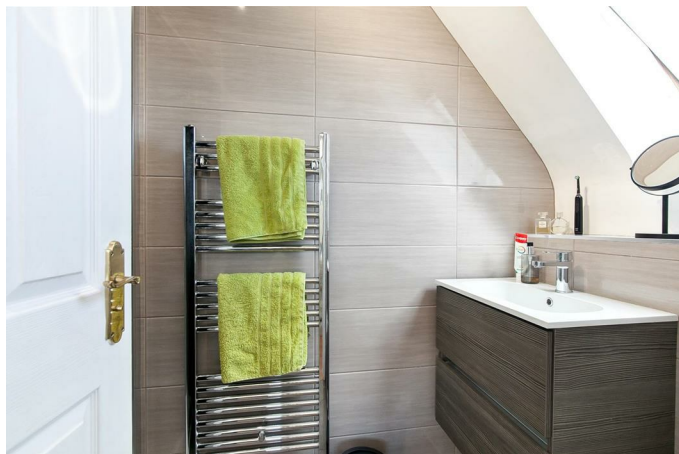


Bedroom One 12'4 x 10'8 (3.76m x 3.25m)



Laminate flooring.

Ensuite

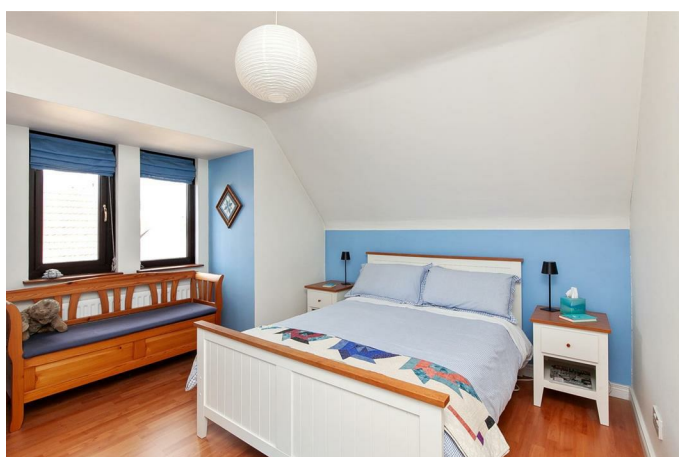


Comprising large walk in cubicle with chrome shower unit, recessed shelving, wash hand basin with mixer taps and storage below, hidden cistern w.c Heated chrome towel rail. Fully tiled walls. Tiled flooring.

Bedroom Two 12'0 x 10'7 (3.66m x 3.23m)



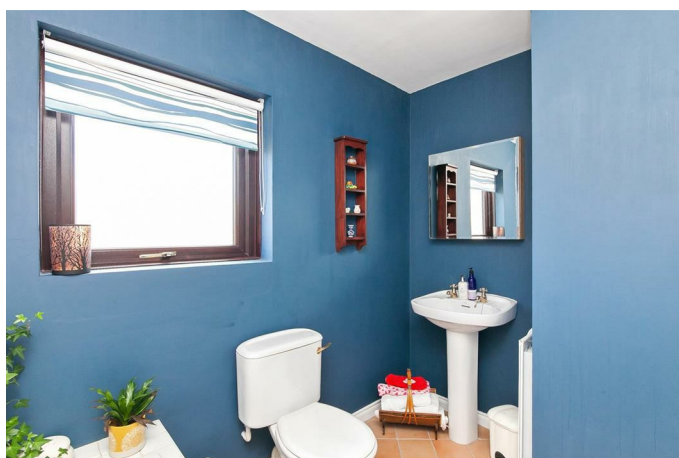
Bedroom Three 11'2 x 10'0 (3.40m x 3.05m)



Bedroom Four 8'9 x 6'7 (2.67m x 2.01m)



White Bathroom Suite



Comprising tiled panelled bath, chrome shower unit above, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring.

Landing

Hot-press housing Worcester gas boiler. Access to the roof space.

Outside Front



loose stone driveway with ample parking leading to a detached garage.

Detached Garage 17'5 x 12'3 (5.31m x 3.73m)

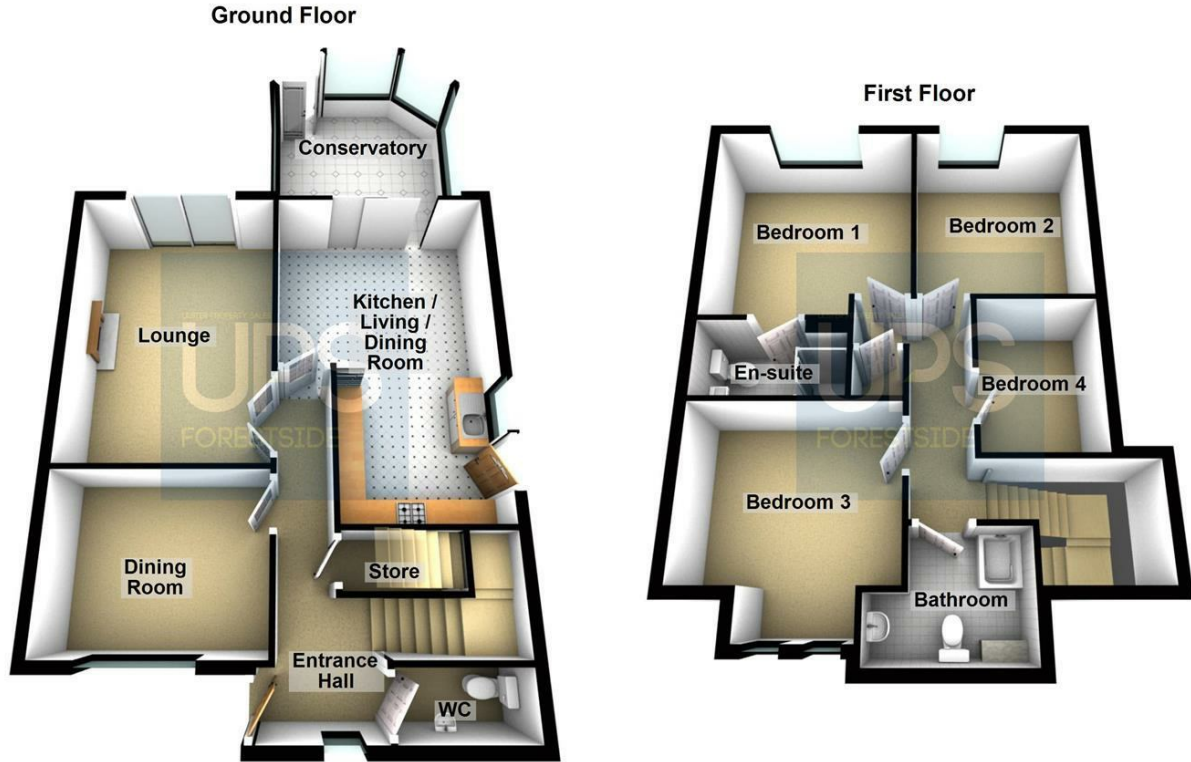
Roller door. Light and power. Plumbed for washing machine.

Outside Rear



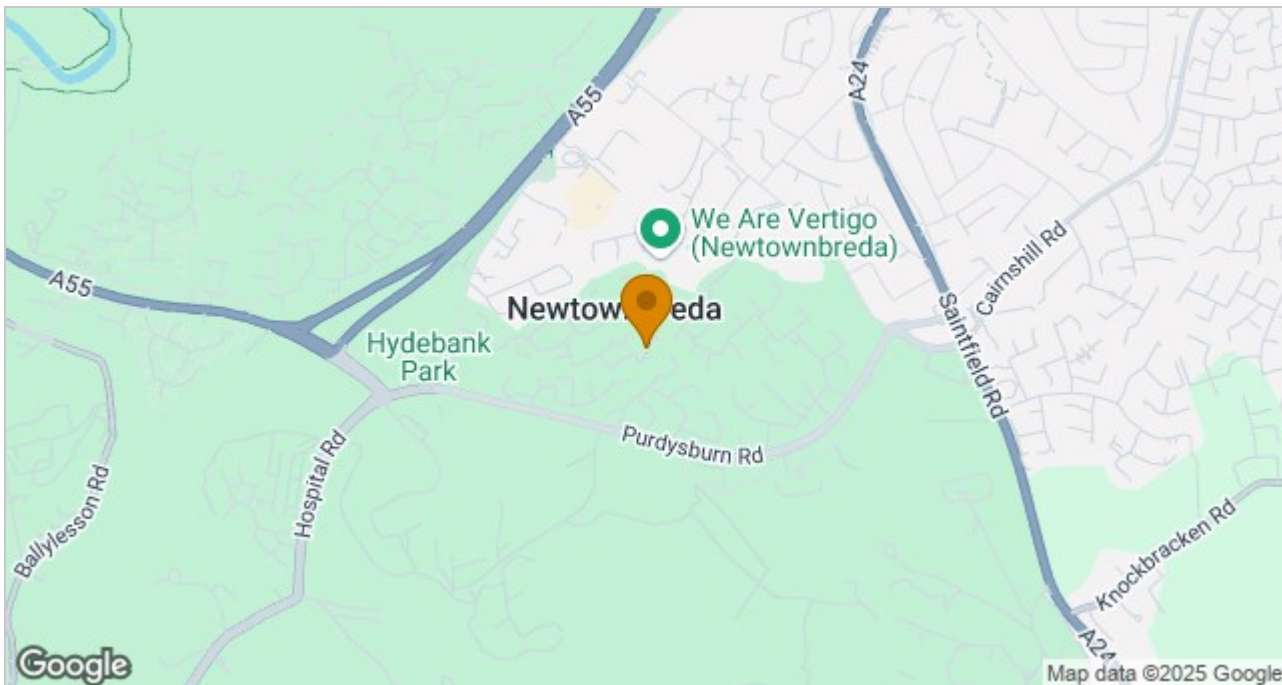
Enclosed rear patio and garden laid in lawn. Additional side patio to pathway.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark