



66 Kilwarlin Crescent, Belvoir Park, Belfast, BT8 7EN

Asking Price £145,000

We are pleased to offer for sale a spacious end terrace property located within the ever popular Belvoir Park area of Belfast. This home enjoys convenience to many local amenities to include, leading schools, bus routes, Forestside shopping centre and the Tesco Superstore. For those who enjoy the outdoors, Belvoir Park Forest and Shaw's Bridge are areas of outstanding beauty and both within walking distance. The accommodation comprises three good sized bedrooms, spacious lounge, modern fitted kitchen with separate utility area and white bathroom suite on the first floor. In addition to this the property also benefits from gas fired central heating, double glazing and a low maintenance, south facing rear garden. With demand for properties in the local area being extremely high, early viewing is highly recommended to fully appreciate the potential of this chain free home.

- End terrace home
- Spacious lounge
- Utility room
- Gas central heating
- Low maintenance gardens
- Three good size bedrooms
- Modern fitted kitchen
- 1st floor white bathroom suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
92-100	A		
81-91	B		
69-80	C		
55-68	D	57	63
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
Northern Ireland			
<small>EU Directive 2002/91/EC</small>			

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Tiled floor.

Lounge 14'5 x 13'10 (4.39m x 4.22m)



At widest points.

Kitchen 11'11 x 10'1 (3.63m x 3.07m)



Modern fitted kitchen comprising a range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, work surfaces, cooker space, extractor canopy, plumbed for washing machine, fridge freezer space, tiled floor.

Utility 6'8 x 6'2 (2.03m x 1.88m)



Tiled floor, under stairs storage.

1st floor

Landing, access to the roof space.

Bedroom 1 12'2 x 8'7 (3.71m x 2.62m)



Built in robe.

Bedroom 2 10'9 x 10'4 (3.28m x 3.15m)



Built in robe.

Bedroom 3 9'3 x 8'3 (2.82m x 2.51m)



Built in robe.

Bathroom 6'2 x 3'7 (1.88m x 1.09m)



Modern white suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, pvc panelled walls and ceiling. extractor fan.

Outside

Front gardens

Loose stone low maintenance gardens to the front.

Rear gardens

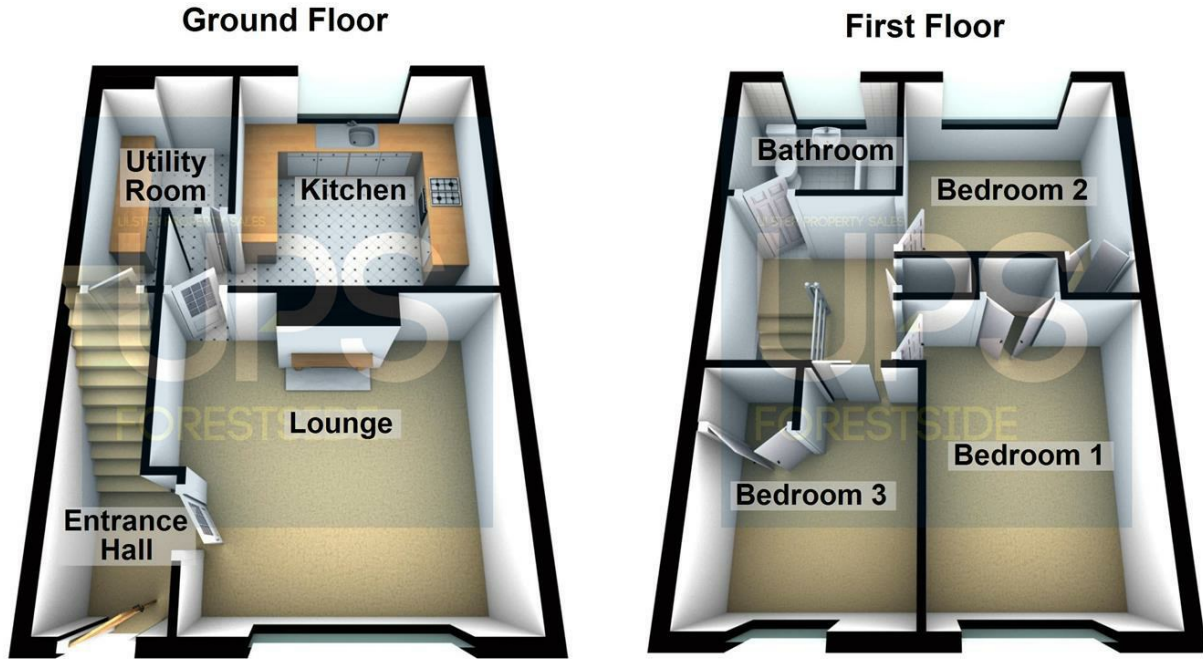


Low maintenance flagged patio to the rear with flowerbeds, outside tap.

Rear elevation

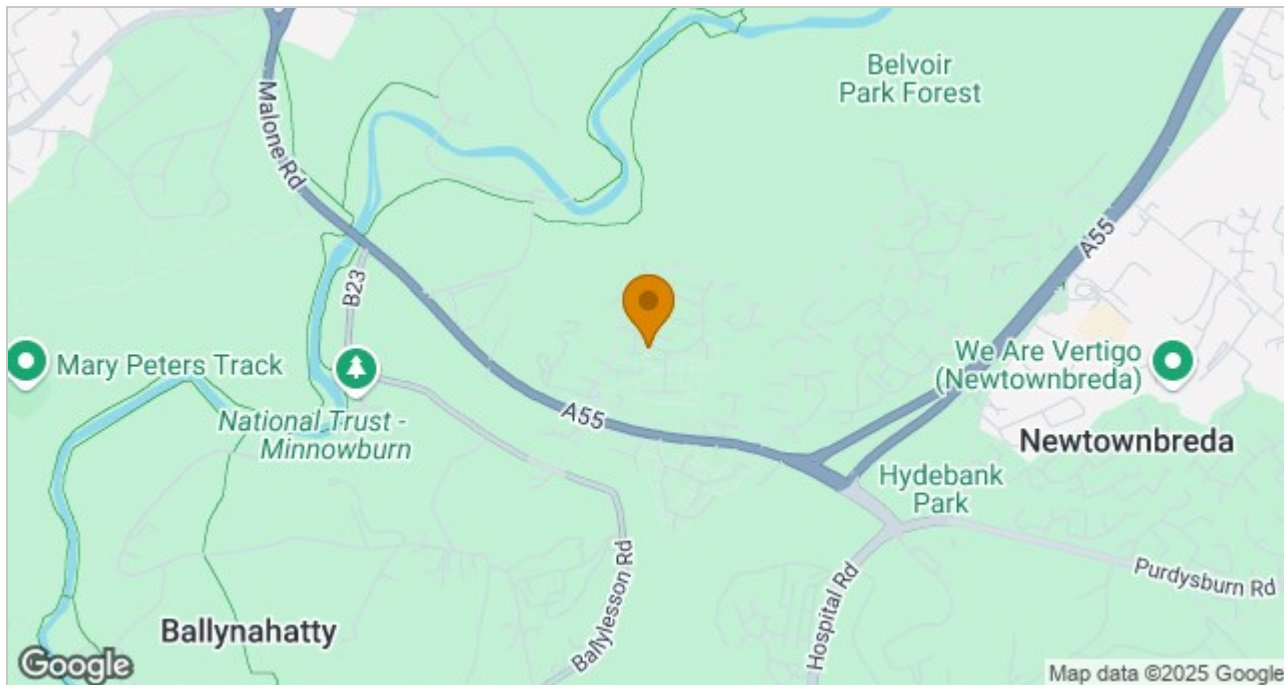


Floor Plan



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



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