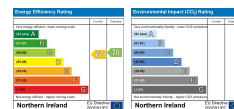




11 Forthriver Link  
Belfast, BT13 3UP

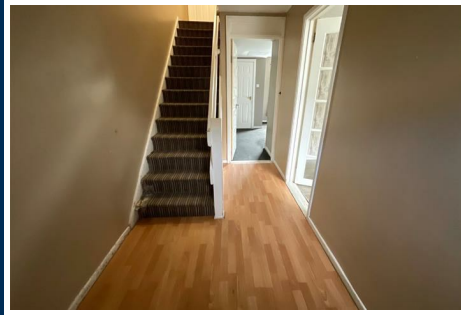
Offers in excess of  
£80,000



# 11 Forthriver Link

, Belfast, BT13 3UP

Offers in excess of £80,000



A keenly priced property in an area of significant demand which is sure to appeal to investors, first-time buyers and growing families alike.

Internally the dwelling comprises vestibule entrance, bright reception, fitted kitchen with dining area, rear hallway, classic white three piece bathroom suite and three well proportioned bedrooms. Outside there are enclosed gardens to the front and rear.

The property further benefits from gas fired central heating and uPVC double glazing throughout.

Forthriver Link is conveniently located close to many leading shops and amenities and shares excellent bus links with Belfast City Centre and beyond.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

PVC front door with glass insets, enclosed electricity meter, vinyl flooring

### Living Room 12'9" x 17'3" (3.90m x 5.28m)

Tiled fireplace with brick surround, under stair storage, panelled radiator

### Kitchen 13'0" x 10'9" (3.98m x 3.29m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer, cooker and fridge freezer

space, plumbed for a washing machine, vinyl flooring, double panelled radiator

### Hallway

Access to rear garden, panelled radiator, stairs leading to first floor

### First Floor

### Landing

Access to roof space, enclosed storage cupboard

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, tiled walls, panelled radiator

### Front Bedroom 10'9" x 10'8" (3.29m x 3.26m)

Enclosed storage cupboard, wood laminate flooring, panelled radiator

### Rear Bedroom 12'4" x 10'11" (3.78m x 3.34m)

Enclosed storage cupboard, panelled radiator

### Third Bedroom 9'6" x 8'5" (2.91m x 2.59m)

Panelled radiator

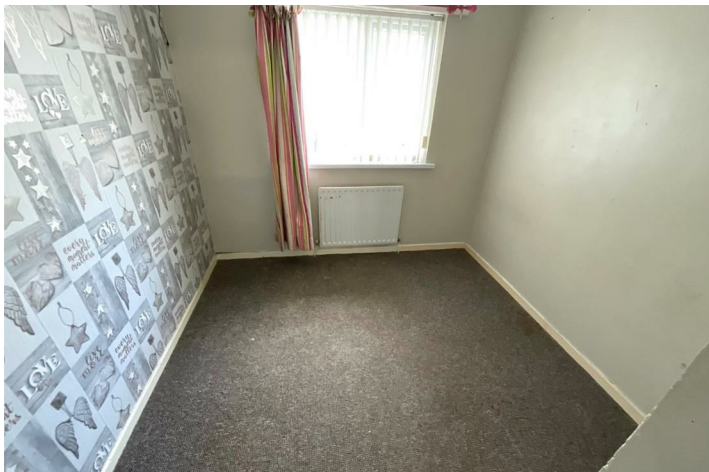
## Outside

### Front

Wooden privacy fencing and entrance gate, mature elevated garden laid out in lawn

### Rear

Mature garden laid out in lawn with patio area, wood panelled fencing surround, access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.