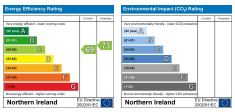
Rea Estates

02890 232 000
www.reaestates.com
hello@reaestates.com

18 Cupar Way

Belfast, BT13 2GZ

3 2 1



Offers in the region of

£115,000

18 Cupar Way

, Belfast, BT13 2GZ

Offers in the region of £115,000

A well presented and deceptively spacious townhouse located in a highly regarded residential location which is sure to appeal to first-time buyers and those with a growing family.

Internally the dwelling comprises an entrance hallway, spacious reception with large bay, modern fitted kitchen, downstairs WC, classic white bathroom suite and three well proportioned bedrooms. Outside there are gardens to the front and rear. The property further benefits from gas fired central heating, uPVC double glazing throghout and a detached multi-purpose shed.

Cupar Way is conveniently located just off Lanark Way and is close to many leading shops and amenities and shares excellent transport links with Belfast City Centre.

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

Ground Floor

Entrance Hallway
PVC entrance door, wood laminate flooring, stairs leading to first floor

Downstairs WC
Low flush WC, pedestal wash hand basin, tiled flooring, panelled radiator

Living Room 19'1" x 13'8" (5.83m x 4.19m)
Into bay, wood laminate flooring, double panelled radiator, enclosed electricity meter, under stair storage

Kitchen 9'1" x 13'7" (2.78m x 4.16m)
Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, integrated oven and hob with extractor hood, stainless steel sink and drainer with mixer tap, plumbed for a washing machine, fridge freezer space, wall mounted gas boiler, tiled flooring, access to rear garden

First Floor

Landing
Access to roof space

Bathroom
Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath, enclosed storage cupboard, vinyl flooring, panelled radiator

Front Bedroom 13'0" x 13'8" (3.97m x 4.19m)
Panelled radiator, vinyl flooring

Bedroom 2 9'1" x 6'7" (2.79m x 2.02m)
Vinyl flooring, panelled radiator

Bedroom 3 9'1" x 6'7" (2.79m x 2.03m)
Wood laminate flooring, panelled radiator

Outside

Front
Mature garden laid out in lawn

Rear

Enclosed rear garden laid out in lawn, wood panelled fencing surround, detached multi-purpose shed

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