



75 Larkfield Road

Belfast, BT4 1QF

Offers in the region of £125,000



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Upvc front door

Entrance Hall  
Tiled floor.

Lounge  
9'9" x 9'6" (2.98 x 2.91)

At widest points  
Feature fireplace with granite effect inset and hearth with electric fire.

Dining Room  
9'9" x 9'6" (2.99 x 2.91)  
Herringbone style laminate wooden floor.

Kitchen  
13'11" x 4'10" (4.24mx 1.47m )  
Range of high and low level units with stainless steel 1.5 bowl sink with drainer and chrome mixer tap. Space for cooker, space for fridge freezer, plumbed for washing machine. Tiled floor.

Upstairs landing  
Access to roof space.

Bedroom 1  
9'9" x 8'9" (2.99 x 2.68 )

Bedroom 2  
9'09" x 7'08" (2.97mx 2.34m )  
At widest points.  
Built in storage.

Bedroom 3  
6'2" x 5'9" (1.89 x 1.77)

Shower room

Three piece white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, corner shower unit with electric Mira shower. Tiled floor, fully tiled walls uPvc panelled ceiling with recessed low voltage lighting. Chrome towel radiator.

Outside

Enclosed rear yard. Large garden area to the front of the property.

DISCLAIMER

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 the employment of SMART Residential (SMART Residential is a trading name of SRNI Ltd) has the authority to make or give any representation or warranty in respect of the property.



### Road Map



### Hybrid Map



### Terrain Map



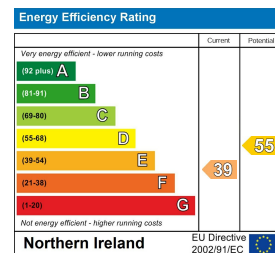
### Floor Plan



### Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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