

RS.25.139

12 Belvedere Heights, Burren, Co.Down BT34 3XZ



Guide Price £250,000

Introducing to the market a recently built three-bedroom semi-detached home in the popular Belvedere Heights just off the Clontafleece Road in the heart of Burren Village, within easy walking distance of all local amenities such as Carrick Primary School, Playing Fields, Village Green, Chapel and Local Shop.

On entering the property, you will find a welcoming hallway with tiled flooring, downstairs w/c, front room with wood burning stove and bay window. To the rear, a large kitchen/dining space with a full range of contemporary kitchen units and plenty of space for a family sized dining table with double door access to rear garden

Upstairs, you'll find the main house bathroom with separate bath and shower, a double bedroom overlooking the rear garden, hotpress, master bedroom to the front with balcony and ensuite and a third single bedroom to the front with storage over the stairs.

Externally to the front there is a tarmac driveway with room for several cars and to the rear and enclosed garden with large patio area and astroturf lawn.

This beautiful home would make the ideal purchase for a first-time buyer looking to buy in a highly desirable area

- Three Bedroom Semi Detached Home in Recently Built Development
- Located within Burren Village
- Two Double Bedrooms / One Single Bedroom / Three Bathrooms
- B-Rated / Energy Efficient Home
- Driveway for several cars and enclosed rear garden





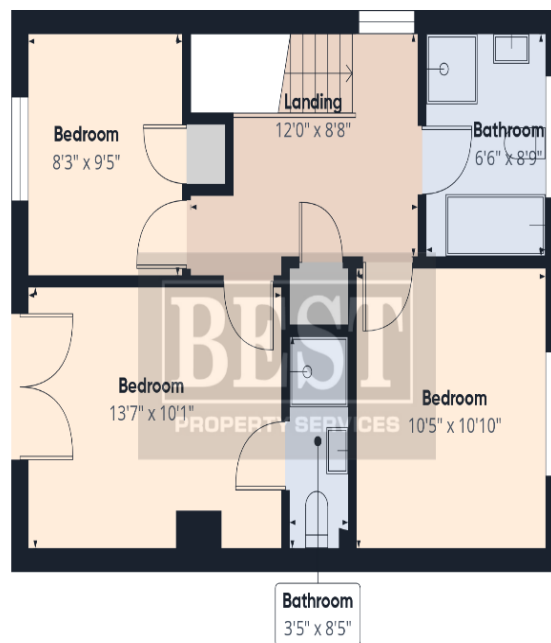




Floorplan



Floor 1



Floor 2

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.