

19 Prestwick Park, Belfast, BT14 6PJ



- Well Presented Semi Detached Property
- 2 Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge
- Family Bathroom
- PVC Double Glazing Throughout
- Gas Fired Central Heating
- Convenient To Belfast City Centre

PRICE Offers Over £82,500

This delightfully presented semi-detached property is located in the Prestwick Park Development just off the Ballysillan Road. Close to local shops and amenities, schools and public transport networks this property would be ideal for the first time buyer or buy to let investor.

Internally the property comprises a spacious lounge, modern fitted kitchen with informal dining area, two bedrooms and family bathroom.

Externally the property consists of a front garden finished in lawn, rear garden finished in lawn with raised timber decking, patio area and shed.

Early viewing highly recommended to avoid disappointment.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door. Tiled floor continuing through kitchen. Stairwell to first floor.



LOUNGE 13'5" x 9'1"

Solid wood flooring. Decorative dado rail and cornicing. Exposed brick Inglenook style recess with tiled hearth.

KITCHEN WITH INFORMAL DINING AREA 12'11" x 8'8"

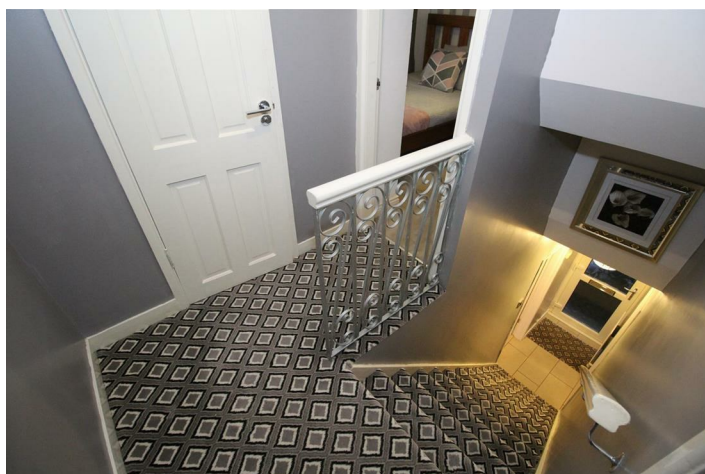
Modern fitted kitchen with range of high and low level units and contrasting melamine work surfaces. Stainless steel one and half bowl sink unit with drainer bay. Integrated appliances to include fridge freezer, microwave, gas hob and oven with stainless steel extractor canopy over. Part tiled walls and tiled floor. Stainless steel splashback to hob. PVC double glazed door to rear garden.



FIRST FLOOR

LANDING

Access to partially floored roof space.



BEDROOM 1 13'5" x 9'1"

At widest points. Laminate floor covering.

BEDROOM 2 10'4" x 6'10"

At widest points. Access to shelved storage.



FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, pedestal wash hand basin and low flush w.c. Tiled walls. Tiled floor.



OUTSIDE

Front garden finished in lawn.


PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn with raised timber decking and courtyard.

Access to shed with power and light. Plumbed for washing machine and shelving.

Outside tap and light.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.