

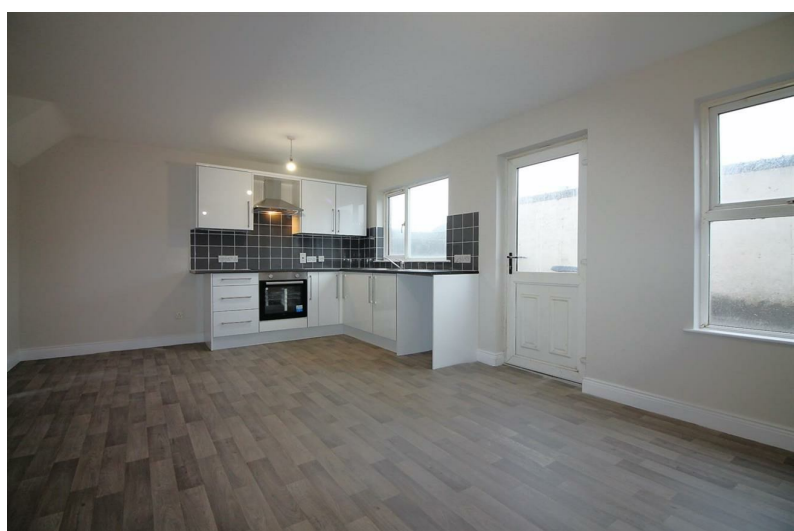


40 Cupar Way, Belfast, BT13 2GZ

- Semi Detached Villa
- Lounge
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway
- Convenient Location

Offers Over £114,950

EPC Rating C



40 Cupar Way, Belfast, BT13 2GZ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC panelled front door. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink.

LOUNGE 14'11" x 10'2"



KITCHEN THROUGH DINING ROOM 18'11" x 12'9" (wps)

Modern fitted white high gloss kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'4" x 10'2"

Built in double wardrobe.

BEDROOM 2 11'8" x 10'2"

Built in double wardrobe.

BEDROOM 3 10'6" x 8'2" (wps)

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splash back tiling to walls. Built in store with gas fired central heating boiler.

EXTERNAL

Private driveway finished in decorative stone.

Front garden.

Tiled entrance canopy.

External lighting.

Fully enclosed rear garden.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





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William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

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Immaculately presented, recently renovated, three bedroom, semi detached villa with private driveway and fully enclosed rear garden, conveniently located within the popular Cupar Way, situated off Lanark Way, Belfast. The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys private driveway finished in decorative stone, and gardens front and rear. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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