



KARL  
BENNETT  
& CO

*Go For Sold*



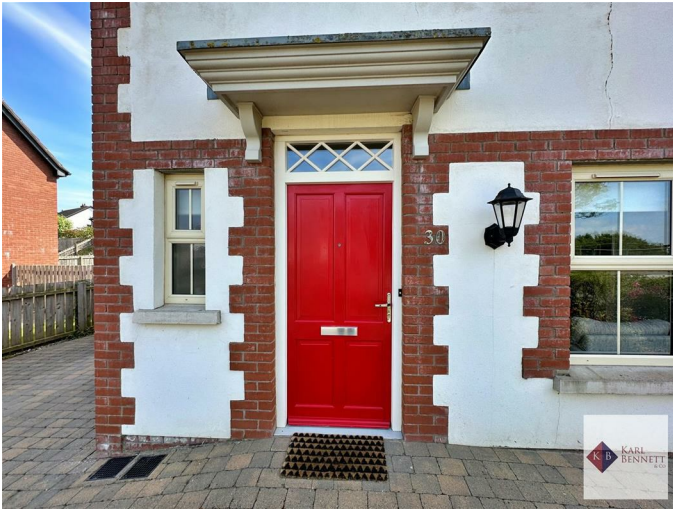
30 Coopers Mill Park, Belfast, BT16 1SX

Offers in the region of £225,000

- Excellent detached family home
- Three well-proportioned bedrooms (Main bedroom with en-suite shower room)
  - Bright and spacious living room with feature fireplace
  - Modern fitted kitchen with a range of integrated appliances
    - Downstairs WC
    - Main Bathroom With White Suite
  - uPVC Double Glazing And Gas Fired Central Heating
    - Enclosed rear garden
  - Driveway Parking for several cars
  - Early viewing highly recommended



## FRONT DOOR

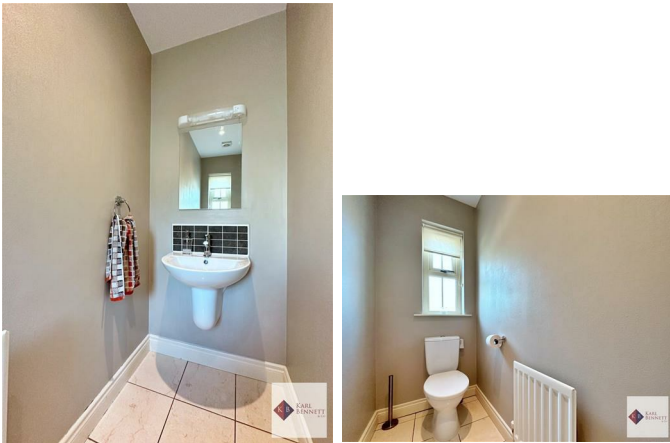


## ENTRANCE HALL



Ceramic tiled floor.

## GROUND FLOOR CLOAKROOM



Low flush WC, ceramic tiled floor, wash hand basin with chrome mixer taps and tiled splash back, extractor fan.

## LOUNGE 15'4" x 11'9" (4.67m x 3.58m)



Laminate wooden floor, feature fireplace with gas fire.

## MODERN FITTED KITCHEN OPEN OPEN PLAN TO DINING ARE 19'6" x 12'5" (5.94m x 3.78m )



Excellent range of high and low level units, stainless steel sink with drainer and chrome mixer tap. Four ring gas hob, electric oven. Stainless steel chimney extractor fan and stainless steel splash back. Integrated fridge freezer, integrated dishwasher. Recessed low voltage lighting. tiled floor and part tiled walls. Patio doors to rear garden.

## STORAGE CUPBOARD:

Plumbed for washing machine, space for tumble drier

## FIRST FLOOR

## LANDING



Airing cupboard, access to roofspace.

## PRIMARY BEDROOM 12'4" x 11'10" (3.76m x 3.61m )



Ensuite Shower Room: White suite comprising, fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor, low flush WC, recessed low voltage lights.

## BEDROOM 2 11'9"x 11' 6" (3.58m x 3.35m 1.83m )



BEDROOM 3 8'2" x 7'1" ( 2.49m x 2.16m)



FAMILY BATHROOM



Three piece white suite comprising low flush wc, wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, thermostatic shower unit and glass shower screen. Tiled floor, part tiled walls. Low voltage recessed lighting. Extractor fan.

OUTSIDE



Driveway to car parking for two cars.  
Front garden in lawns.  
Enclosed rear garden in lawns, paved patio area, boundary fencing.

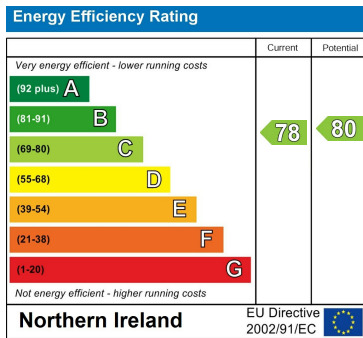
DISCLAIMER

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 Karl Bennett & Company has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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