

KARL
BENNETT
& CO

Go For Sold



1 Inver Court, Belfast, BT4 1RS

Offers over £184,950

- Well presented townhouse extending to approx 1820 sq ft
 - Bright and spacious lounge with feature fireplace
 - Modern fitted kitchen with integrated oven and hob
 - Downstairs WC
- Four good bedrooms (principle bedroom with en-suite shower room)
 - Bathroom with a four piece white suite
- Gas fired central heating and upvc double glazed windows
 - Ideally situated for commuting into Belfast City centre
- Within walking distance to the array of shops on the Belmont Road
 - Early viewing comes highly recommended

Hardwood front door



Lounge 18'02" x 11'0" (5.54m x 3.35m)



Feature fireplace with granite effect inset and hearth and gas fire. Laminate wood floor.
Double doors to

Entrance hall



Laminate wood floor.

Kitchen/diner 17'08" x 10'04" (5.38m x 3.15m)



Range of high and low level unuts, stainless steel sink and drainer with chrome mixer tap. Integrated oven and hob with extractor fan over. Space for fridge freezer. Plumber for washing machine and dishwasher. Gas boiler. Part tiled walls. Floor part tiled and part laminate wood floor. Sliding patio door to rear garden

First floor landing
Storage cupboard.

Downstairs WC



Low flush WC, pedestal wash hand basin with chrome mixer tap. Tiled floor. Extractor fan.

Bedroom 3 14'11" x 10'11"



Laminate wood floor.

Bedroom 4 13'02" x 8'02"



Laminate wood floor.

Bathroom



Four piece white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap. Panel bat with chrome mixer tap. Single shower unit with thermostatically controlled shower. Tiled floor, part tiled walls. Extractor fan.

Second floor landing



Access to roof space.

Bedroom 2 11'11" x 10'11"



At widest points.
Laminate wood floor.

Principle Bedroom 17'06" x 11'0" (5.33m x 3.35m)



Laminate wood floor.

En suite shower room 7'06" x 6'03"



Three piece white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap. Single shower unit with thermostatically controlled shower. Tiled floor and part tiled walls. Extractor fan.

Outside



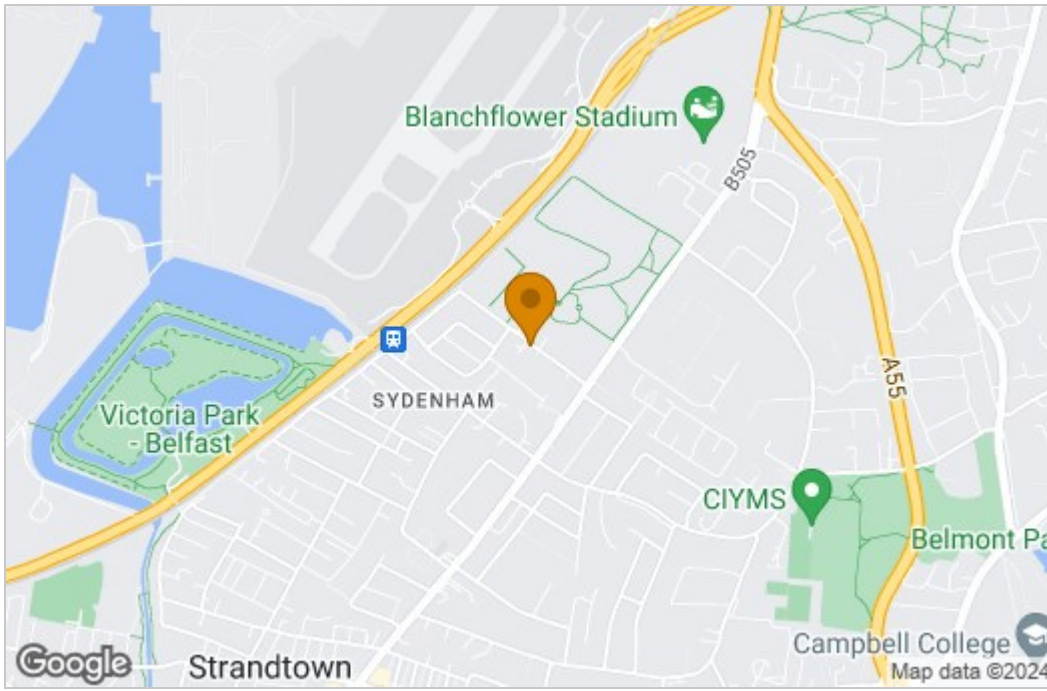
Enclosed rear garden and side garden laid in lawn and outside water tap.

DISCLAIMER

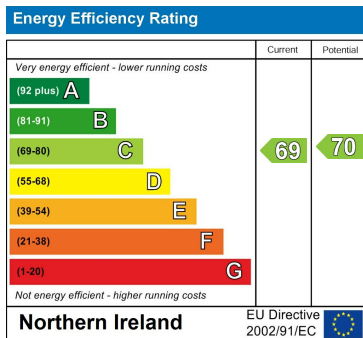
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Area Map



Energy Efficiency Graph



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