

17 Faburn Park , Belfast, BT14 8AJ

Offers Over £110,000

Superb Opportunity To Purchase A Completely Refurbished Townhouse With Private Low Maintenance Rear Gardens

A bright and spacious townhouse which has been modernised and extensively refurbished creating a home which will have immediate appeal. The interior comprises 3 bedrooms, lounge, living room with pvc sliding doors, luxury newly fitted kitchen incorporating built-in under oven and ceramic hob and newly installed deluxe fully tiled bathroom suite. The dwelling further offers oil fired heating, uPvc double glazed windows and exterior doors, wiring improvements, re-roofing and new flooring and decoration throughout. A private low maintenance rear garden combines with little or no maintenance to make this the perfect home for young and old alike - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	73
Northern Ireland		EU Directive 2002/91/EC	

17 Faburn Park

, Belfast, BT14 8AJ



- Stunning Refurbished Townhouse
- 3 Bedrooms, Lounge, Living Room
- Luxury Newly Installed Kitchen
- Deluxe Newly Installed Bathroom Suite
- Upvc Double Glazed Windows & Doors
- Oil Fired Central Heating
- Wiring, Re-Roofing, New Flooring & Decoration
- Private Low Maintenance Rear Gardens

Entrance Porch

Upvc double glazed entrance door, wood laminate floor.

Lounge

12'11" x 8'2" (3.96 x 2.51)

Wood laminate floor, understairs storage, panelled radiator.

Living Room

14'6" x 10'9" (4.42 x 3.30)

Pvc sliding doors, panelled radiator.

Kitchen

14'4" x 6'9" (4.37 x 2.06)

Stainless steel sink unit with drainer, extensive range of high gloss high and low level units,

wood block effect formica worktops, built-in under oven and ceramic hob, stainless steel and glass canopy extractor fan, american style fridge/ freezer housing, plumbed for washing machine. wood laminate floor, partially tiled walls, upvc double glazed rear door, feature radiator.

First Floor

Access to roofspace, built-in storage.

Bathroom

Fully tiled deluxe white suite comprising panelled bath, shower screen, electric drench shower, telephone hand shower, vanity

unit, low flush WC, chrome radiator.

Bedroom

8'11" x 8'2" (2.74 x 2.49)

Panelled radiator.

Bedroom

15'1" x 8'0" (4.62 x 2.46)

Panelled radiator.

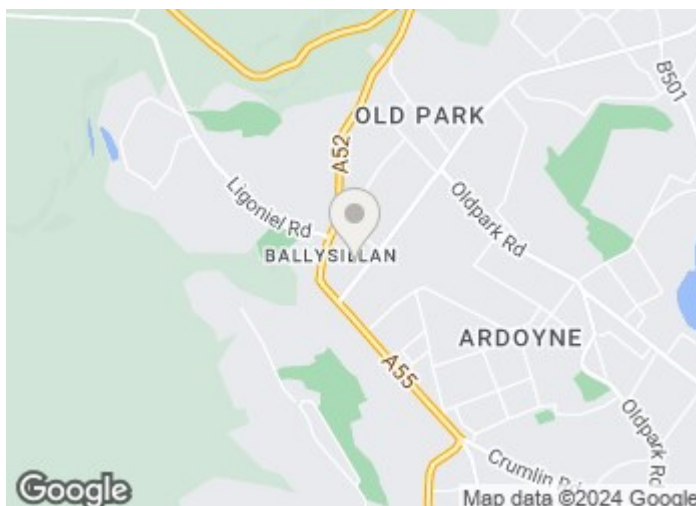
Bedroom

11'3" x 9'6" (3.45 x 2.90)

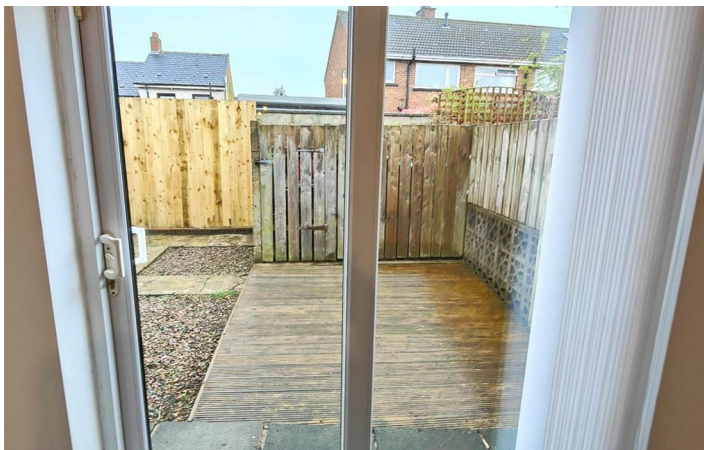
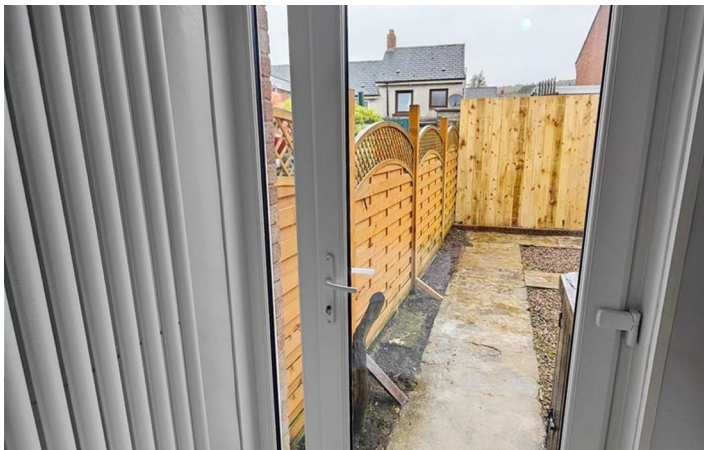
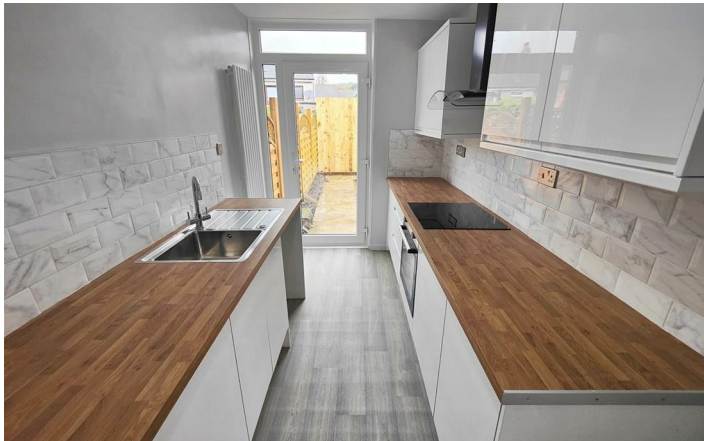
Panelled radiator.

Outside

Hard landscaped gardens front and private rear in feature decking, stones, paved patio, bin store, pvc oil tank, boiler house.



Directions

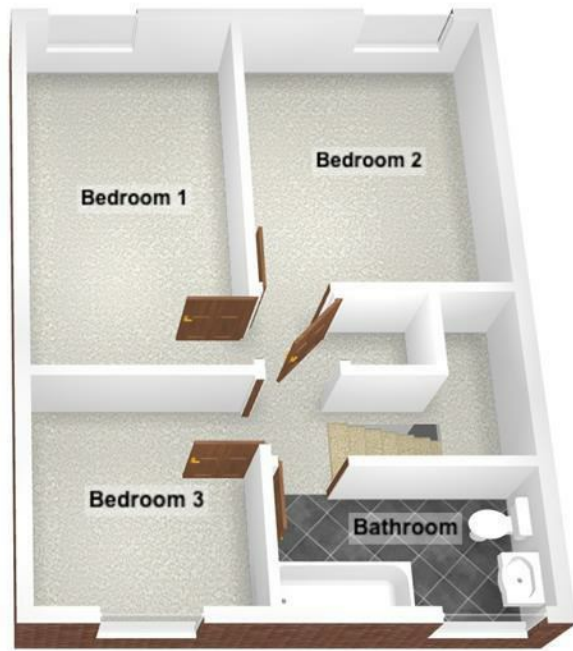


Floor Plan

17, Faburn Park, BELFAST, BT14 8AJ



Ground Floor

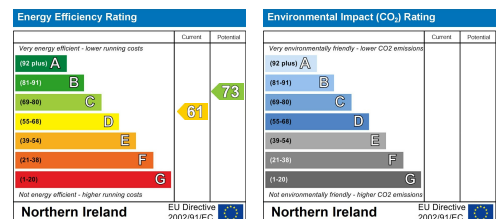


First Floor

Total Area: 80.5 m² ... 866 ft²

All measurements are approximate and for display purposes only

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.



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