



26 Castlerobin Road, Belvoir Park, Belfast, BT8 7DX

Asking Price £134,500

Located just off the upper end of Belvoir Drive, Castlerobin Road is tucked away, yet is so convenient to so much. There is an abundance of amenities nearby, that include schooling, many church denominations, Belvoir community centre, local shops, excellent bus services, and for those who enjoy the outdoors, Belvoir Park Forest and Shaw's Bridge are within reasonable distance. Forestside shopping centre and the Tesco at Newtownbreda are also close by. This home is bright and spacious and comprises 3 good size bedrooms, 2 separate reception rooms, a fitted kitchen and bathroom with a white suite. There has also been a front porch extension and a small conservatory added to the property. Externally there are garden areas to the front, and to the rear with parking also available at the rear of the property. This home is also chain free, view early!

- Excellent mid terrace home
- Two separate reception rooms
- Small conservatory to the rear
- Gas central heating
- Gardens to the front and rear
- Three generous bedrooms
- Fitted kitchen
- 1st floor bathroom suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		70	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

The accommodation comprises

Pvc double glazed front door leading to the entrance porch

Entrance porch

Hardwood and glass panelled inner door leading to the entrance hall.

Entrance hall



Laminate flooring.

Dining room 11'9 x 10'8 (3.58m x 3.25m)



Laminate flooring.

Lounge 14'5 x 11'9 (4.39m x 3.58m)



Laminate flooring, Sliding doors to the conservatory.

Conservatory 11'3 x 8'3 (3.43m x 2.51m)



Laminate flooring.

Kitchen 11'3 x 7'2 (3.43m x 2.18m)



Range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps,

formica work surfaces, fully tiled walls, 4 ring hob and under oven, extractor fan, plumbed for washing machine, fridge freezer space, wood panelled ceiling, recessed spotlights, tiled floor.

1st floor

Landing, access to the roof space.

Bedroom 1 13'9 x 9'2 (4.19m x 2.79m)



Bedroom 2 12'8 x 10'7 (3.86m x 3.23m)



Built in robe and additional storage with the gas boiler.

Bedroom 3 10'3 x 9'8 (3.12m x 2.95m)



Built in robe. Laminate flooring.

Bathroom 6'1 x 5'7 (1.85m x 1.70m)



White suite comprising wood panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, fully tiled walls, wood panelled ceiling, tiled floor.

Outside

Front gardens

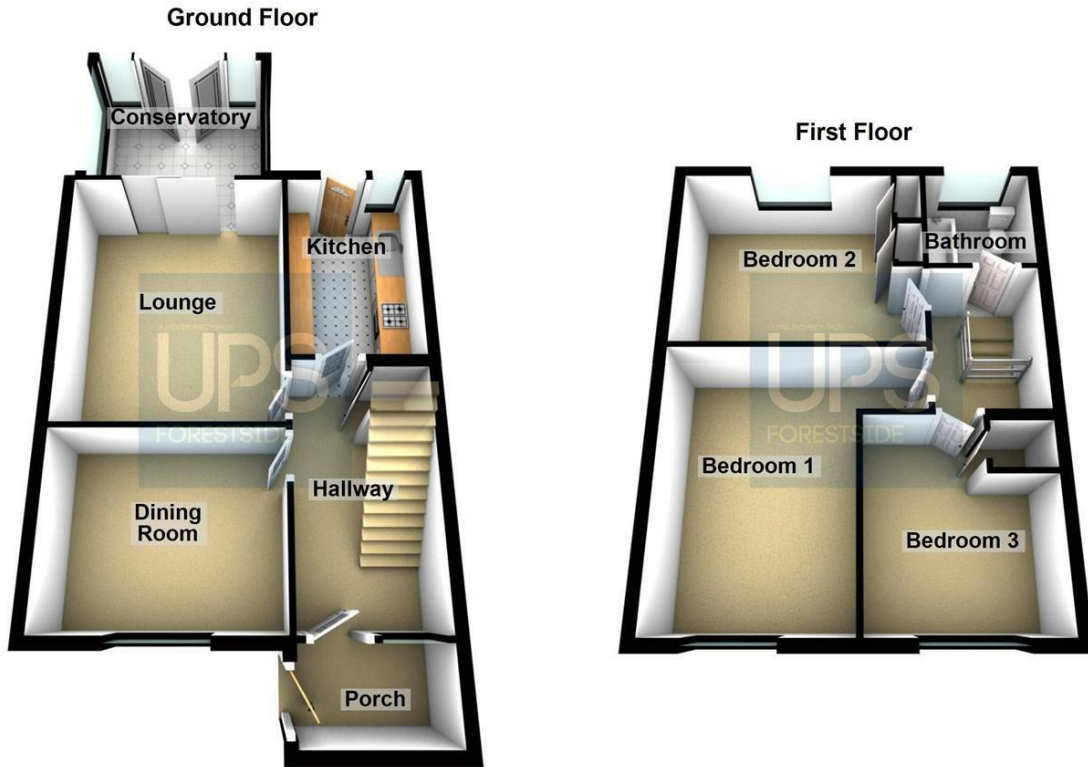
Low maintenance paved gardens to the front.

Rear gardens



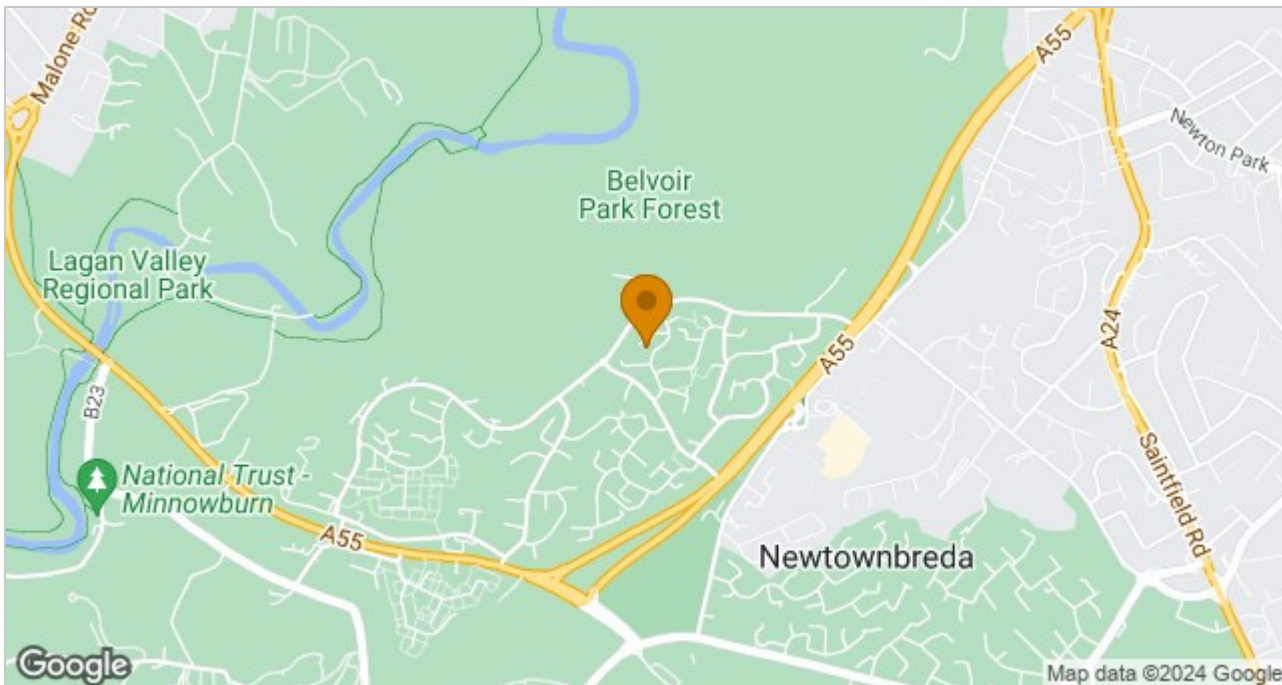
Gardens to the rear laid in lawn with additional loose stone area, outhouse with storage

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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