



6 Nelson Court  
Belfast, BT13 2NN

Offers in excess of  
£119,950



Energy Efficiency Rating	Environmental Impact (CO2) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



# 6 Nelson Court

, Belfast, BT13 2NN

Offers in excess of £119,950



A modern build semi in a highly regarded residential location which is sure to appeal to first-time buyers, growing families and investors alike.

Priced to allow for cosmetic redecoration this deceptively spacious dwelling comprises an entrance hallway, two receptions, fitted kitchen, classic white bathroom suite and three bedrooms. Outside there is a driveway to the front and an enclosed rear garden with patio area.

The property further benefits from oil fired central heating, Upvc double glazing and all within a sought-after cul-de-sac location.

Located just off the Shankill Road, Nelson Court is conveniently located close to many leading shops and amenities including Hillview Retail Park, Woodvale Park and Ballygomartin Tesco. It also shares excellent transport links with Belfast City Centre with the closest bus stop just minutes from the front door.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Hallway

Hardwood front door with glass insets, wood laminate flooring, enclosed electricity meter, stairs to first floor, under stair storage

### Living Room 17'0" x 11'9" (5.20m x 3.60m)

Into bay, wood laminate flooring, double panelled radiator

### Dining Room 10'5" x 9'10" (3.20m x 3.02m)

Wood laminate flooring, panelled radiator, sliding doors leading to rear yard

### Kitchen 9'10", 7'2" x 7'8" (3.22m x 2.36m)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer tap, cooker space with extractor hood, plumbed for a washing machine, tile effect laminate flooring, access to driveway and rear yard

## First Floor

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, vinyl flooring, panelled radiator

### Front Bedroom 16'4" x 10'11" (4.98m x 3.33m)

Panelled radiator

### Rear Bedroom 10'8" x 10'10" (3.26m x 3.32m)

Panelled radiator

### Third Bedroom 10'8" x 8'5" (3.26m x 2.57m)

Panelled radiator

### Landing

Enclosed hot press with additional storage

### Outside

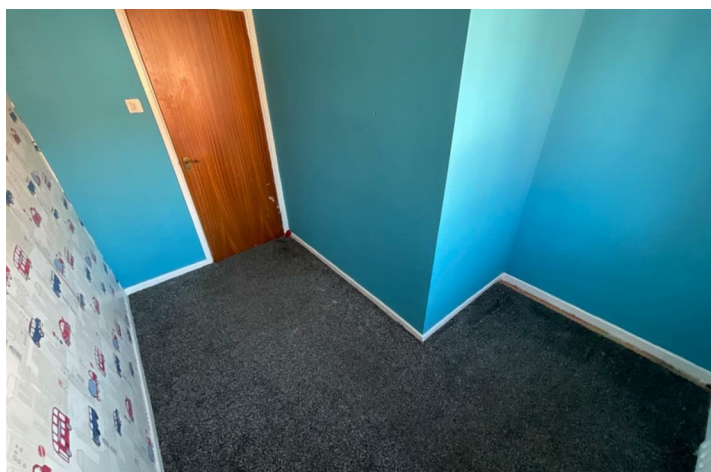


## Front

Metal privacy fence, spacious driveway

## Rear

Enclosed rear garden laid out in lawn with patio area and panelled fencing



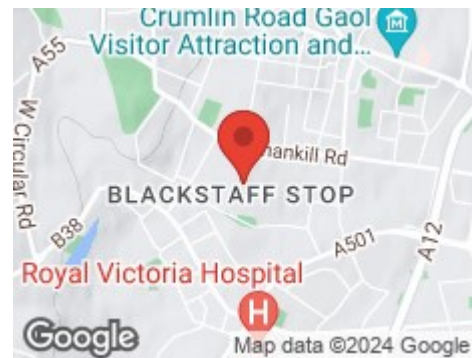
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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