



31 Drumkeen Court, Upper Galwally / Forestside, Belfast, BT8 7TU

Asking Price £169,950

Drumkeen court is a highly sought after, cul-de-sac development which is only a two minutes walk from Forestside Shopping Centre with all its cafes and retail units, not to mention great transport links into and out of the city centre and surrounding areas.

Originally a two bedroom dwelling, the apartment itself has been thoughtfully reconfigured and now comprises of a good sized double bedroom with built-in storage, spacious lounge, fitted kitchen open to dining area and white bathroom suite. In addition to this the property also benefits from a newly installed gas combi boiler, double glazing, a private enclosed garden to the rear and communal off street parking.

With ground floor apartments in Drumkeen court continuing to be one of the most longed for properties in the local area, we don't anticipate this one sitting around for long so would recommend that you arrange your viewing at your earliest opportunity!

- Ground Floor Apartment
- Spacious Double Bedroom with Built-in Storage
- Modern Fitted Kitchen open to Dining Area
- White Bathroom Suite
- Newly Fitted Gas Combi Boiler
- Double Glazed
- Enclosed Rear Garden
- Communal Off Street Parking
- Highly Sought After Location
- Chain Free Sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		75	78
(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	

Entrance Hall 3'10" x 15'1" (1.17m x 4.62m)



Glazed hardwood front door opens onto entrance hall. Access to built-in storage cupboard and hot press.

Lounge 15'11" x 11'7" (4.86m x 3.55m)



Modern Fitted Kitchen 10'5" x 8'8" (3.19m x 2.66m)



Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink with drainer and overhead extractor fan. Plumbed for washing machine. Vinyl flooring. Open to:

Dining Area 9'8" x 8'8" (2.97m x 2.66m)



Dining area open to kitchen. Glazed upvc patio doors open onto enclosed rear garden.

Bedroom 12'10" x 9'7" (3.93m x 2.94m)



Spacious double bedroom with built-in storage.

White Bathroom suite 9'8" x 5'10" (2.97m x 1.78m)



White bathroom suite comprising of panelled bath with stainless steel mixer taps and shower attachment, corner shower cubicle, pedestal wash hand basin and low flush w.c. Upvc wall panelling and vinyl flooring.

Enclosed Rear Garden



Enclosed rear garden with raised timber decking area and lower patio section which is perfect for entertaining and enjoying the good weather. Bordered by red brick wall and timber fencing.

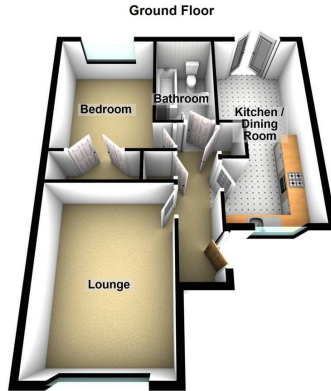


Outside



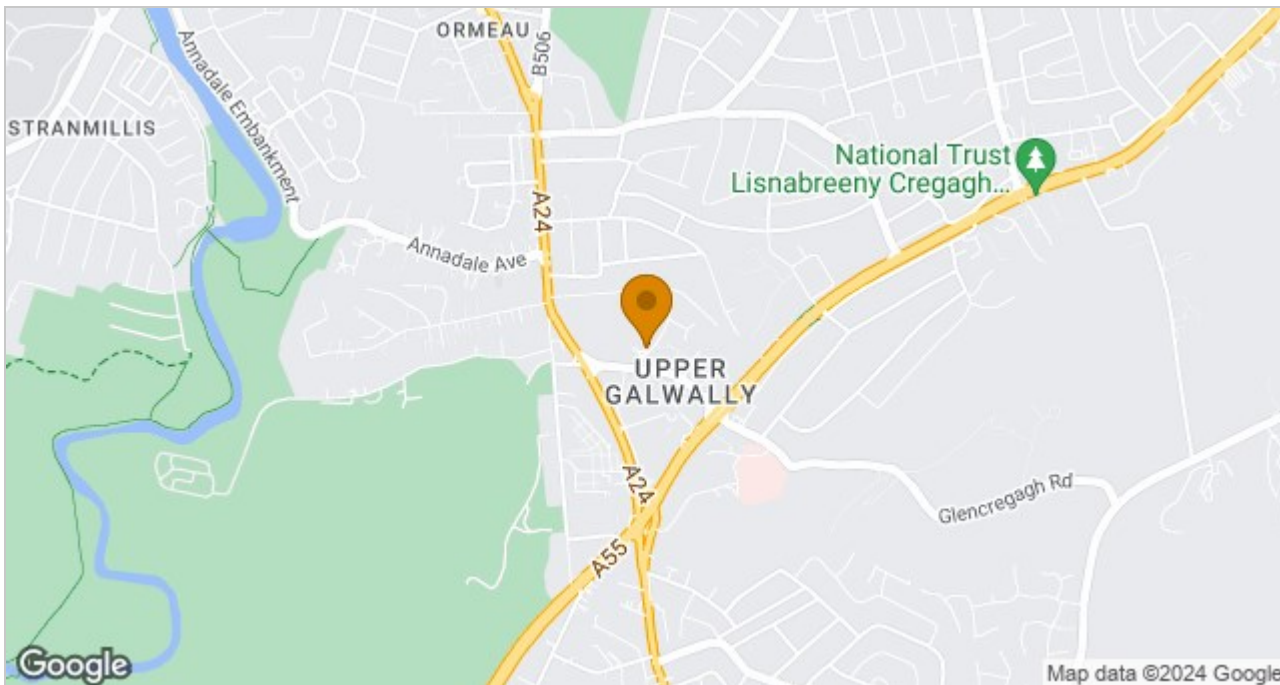
Access to storage cupboard and communal off street parking to the front.

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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