



49 Greystown Park, Belfast, BT9 6UP

Price Guide £210,000

Located just off the Upper Malone Road in a quiet residential location, we are pleased to offer for sale this semi-detached home. In need of modernisation and priced accordingly the accommodation is spacious and comprises living / dining room, kitchen, three bedrooms, bathroom suite and excellent storage. Outside the property benefits from an enclosed rear garden, driveway and attached garage. Gas fired central heating is also in place. An ideal home for the growing family, the property is in close proximity to many leading schools along with excellent transport links and is also close to Sir Thomas & Lady Dixon Park, the Lagan Towpath and numerous other amenities.

- Three Bed Semi- Detached
- Kitchen & First Floor Bathroom Suite
- Attached Garage
- Requires Modernisation Throughout
- Close To Leading Schools & Excellent Transport Facilities
- Spacious Living / Dining Room
- Gas Fired Central Heating / Partial Double Glazing
- Enclosed Rear Garden / Driveway To Front
- Chain Free

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland			74

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

RECEPTION HALL

Storage off.

LIVING / DINING 25'3" x 11'1" (7.7 x 3.4)



Laminate wood floor.

KITCHEN 12'1" x 10'2" (3.7 x 3.1)



Range of high and low level units, 1.5 stainless steel sink unit with mixer tap.

ON THE FIRST FLOOR

Storage off landing.

BEDROOM ONE 12'1" x 11'1" (3.7 x 3.4)



Solid wood floor, built in robe.

BEDROOM TWO 9'10" x 11'1" (3.0 x 3.4)



Solid wood floor.

BEDROOM THREE 9'10" x 6'6" (3.0 x 2.0)



Solid wood floor. Built in storage.

BATHROOM



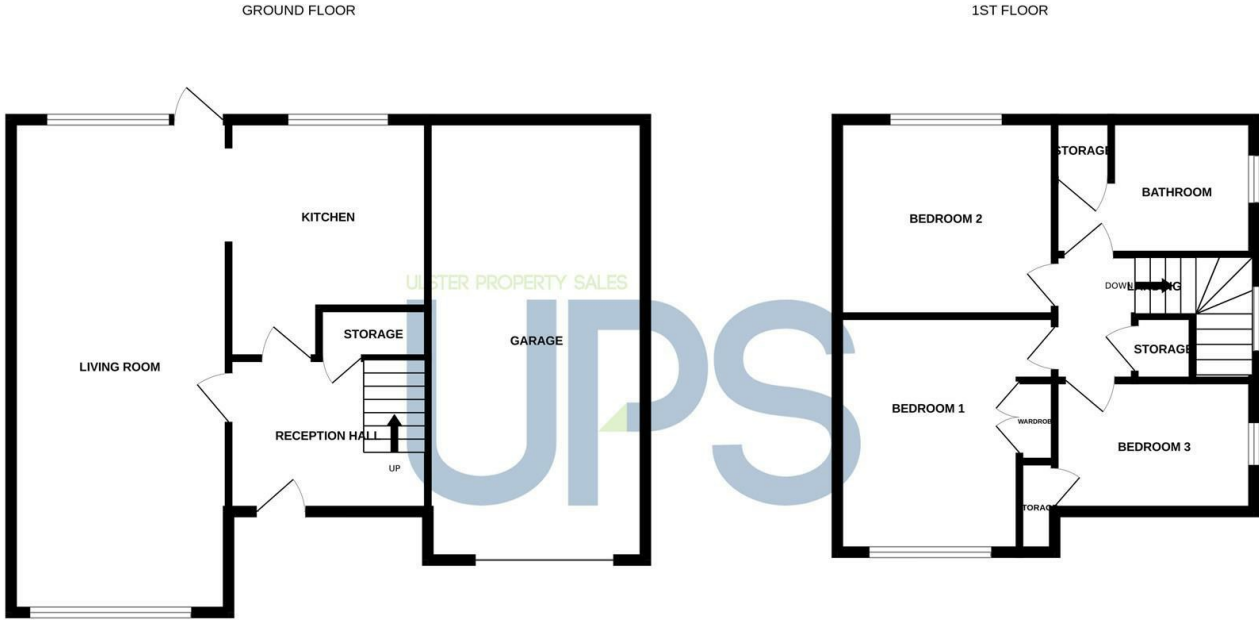
White suite low flush W.C, pedestal hand basin, bath, part tiled walls, solid wood floor.

OUTSIDE

Enclosed garden to rear. Parking to front.

ATTACHED GARAGE

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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