

# 1 Highfield Drive, Belfast, BT13 3RL



- Beautifully Presented End Terrace
- 3 Bedrooms
- 1+ Receptions
- Contemporary Fitted Kitchen with Informal Dining Aspect
- Luxury Family Bathroom Suite
- Extensive Enclosed Gardens to Rear
- Private Driveway to Front for Off-street Parking
- Gas Fired Central Heating/PVC Double Glazing
- Popular Convenient Residential Location

**£134,950**

*This beautifully presented 3 Bedroom End-Terrace is situated on an extensive corner site, within close proximity to local shops and public transport links to Belfast City Centre.*

*Enjoying a well planned living layout with lounge, contemporary fitted kitchen and informal dining aspect, three well proportioned bedrooms and luxury bathroom suite. Ideally suited to the first time buyer looking a turnkey finish at a realistic price. An early viewing is highly recommended.*



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12 Church Street  
BT41 4BA  
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Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Double glazed composite front door with matching side screens.

### LOUNGE 16'8" x 9'6"

Feature media wall with inset RGB electric fire. Quality laminate floor. Dual window aspect.

### CONTEMPORARY FITTED KITCHEN/DINING 16'8" x 11'5"

Equipped with a comprehensive range of high and low level fitted units in Gloss grey finish with contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include; oven and separate four ring electric hob with over head extractor fan housed in stainless steel canopy with glass hood, fridge freezer, dishwasher, and plumbed for washing machine. Part tiled wall in metro brick style. Tiled floor. Recessed lighting. PVC double glazed door to rear gardens.

### FIRST FLOOR

Access to roof space via Slingsby style ladder.

### BEDROOM 1 16'0" x 6'2"

Presently used as home office. Built in 3 bay mirrored slide robes.

### BEDROOM 2 11'5" x 9'6"

Quality laminate flooring.

### BEDROOM 3 10'9" x 8'6"

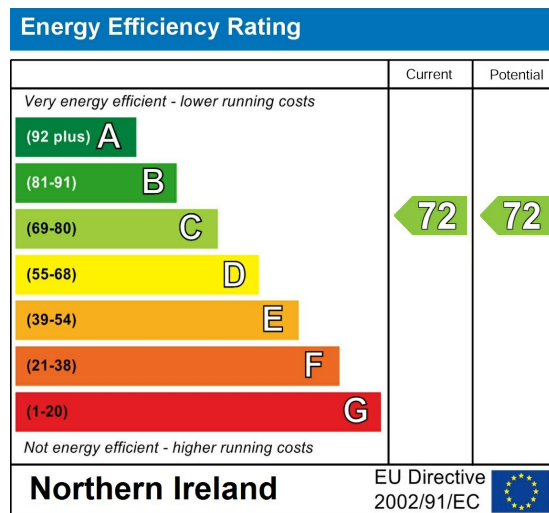
### LUXURY FAMILY BATHROOM SUITE

Comprising 'P' Shaped panel bath with glass shower screen and thermostatically controlled drench style shower and hand shower attachment. Floating vanity unit with wash hand basin and monobloc tap. Button flush WC.

### OUTSIDE

Private paved driveway to front, accessed via twin gates.

Extensive, enclosed gardens to rear, screened by perimeter fence and hedgerows. Raised private terrace perfect for family barbecues with ornamental wall. Steps down to lower gardens. Laid in part neat lawn with paved walkways.



**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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