



OFFERS AROUND

**£199,950**

7 Loopland Drive

Belfast

BT6 9DW



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**PINKERTONS**

Sales, Lettings and Property Management

## Welcome to this recently refurbished three-bedroom semi-detached home, offering effortless modern living just off Belfast's bustling Castlereagh Road.

Step into this recently refurbished three-bedroom semi-detached home, presenting an effortless move-in opportunity for its new owner. Boasting double glazing, gas heating, and an enclosed driveway and garden, this property offers modern comfort and convenience at every turn.

Situated just off the popular Castlereagh Road in Belfast, it enjoys proximity to amenities, schools, and transport links, ensuring a lifestyle of ease and accessibility.

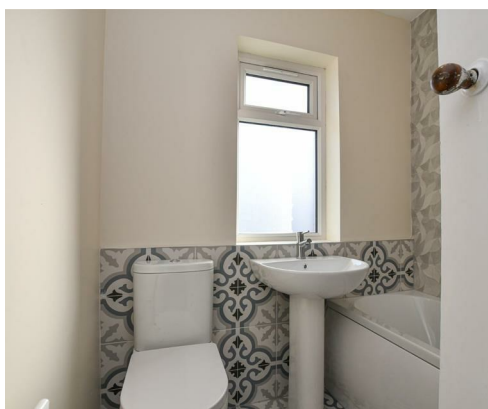
This property is perfect for investors seeking a lucrative opportunity too as this home

promises a great return on investment with its desirable features and prime location.

Whether you're looking for a hassle-free family abode or a savvy investment, this property ticks all the boxes. Don't miss out on the chance to make this property your own.



# PROPERTY FEATURES



## THIS PROPERTY COMPRISES

### Hallway

5'4" x 12'9"

uPVC front door, wood laminate floor, corning, storage under stairs.

### Storage

2'5" x 3'6"

Gas boiler.

### Living Room

10'9" x 11'7"

Newly fitted carpet, corning, bay window with front view aspect.

### Kitchen

5'5" x 14'9"

High gloss kitchen with range of high and low level units, laminate work surfaces, sink with drainer and mixer tap, under counter oven and hob, extractor fan, plumbed for washing machine, space for freestanding fridge freezer, wood laminate floor, recessed spotlights, uPVC door to rear garden.

### Dining Room

9'11" x 10'9"

Newly fitted carpet, dado rail, rear aspect view aspect.

### First floor Landing

7'4" x 6'8"

Recently fitted carpet. Access to storage cupboard.

### Storage

1'11" x 3'6"

### Bedroom 1

10'1" x 8'11"

Recently fitted carpet, dado rail, front view aspect

### Bedroom 2

9'9" x 9'1"

Recently fitted carpet, dado rail, rear view aspect.

### Bedroom 3

7'3" x 6'8"

Recently fitted carpet, dado rail, front view aspect.

### Bathroom

6'3" x 5'5"

White suite comprising of a bath with mixer taps, shower head above, pedestal wash hand basin and low flush WC. partly tiled walls, fully tiled floor, extractor fan.

### Outside Front

Wrought iron double entrance gates, vertical fencing, lawn area, access to rear garden.

### Outside Rear

Fully enclosed rear garden laid in lawn, panelled fencing, outside water tap.

### Directions

From Grand Parade turn right onto Castlereagh Road (A23), continue along this road then turn left onto Loopland Drive, continue straight and the property is located on the right hand side.

### Required Info Under Trading Standards Guidance

Understood to be leasehold

Rates approximately £912 per annum

- Fully Refurbished Three Bed Semi Detached
- Modern Family Home In A Sought After Location
- Bright Lounge With Bay Window And Newly Fitted Carpet.
- Separate Dining Room With Newly Fitted Carpet.
- Contemporary Kitchen With Excellent Range Of Units And Built In Appliances
- Three First Floor Bedrooms All With Recently Fitted Carpets
- Bathroom With White Suite And Shower Above Bath
- Fully Enclosed Rear Garden
- Gas Fired Central Heating
- uPVC Double Glazed, uPVC Fascia & Soffits

## FLOOR PLANS

7 Loopland Drive, Belfast



Ground Floor

7 Loopland Drive, Belfast



First Floor



### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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