



## 16 Mount Michael Drive, Four Winds, Belfast, BT8 6JZ

**Asking Price £194,950**

Mount Michael Drive is a small cul de sac located just off Mount Michael Park in the ever popular Four Winds area in South East Belfast. Conveniently positioned within walking distance to an excellent selection of primary & post primary schools, local shops & retail facilities such as Forestside Shopping Centre, as well as open green areas and play parks, this home is perfectly positioned to take advantage of all that the local area has to offer.

Transport links can also be found right on your doorstep giving easy access to Belfast city centre and the surrounding areas. The property itself has been well maintained throughout and comprises of three good sized bedrooms, spacious lounge to the front, modern fitted kitchen that opens onto dining room and a contemporary white bathroom suite on the first floor. In addition to this, the property also benefits from oil fired central heating, upvc double glazing, driveway with off street parking and enclosed gardens to the front and rear. An excellent home in a great location, this is the perfect purchase for any family or young professional looking to buy in a highly sought after area!

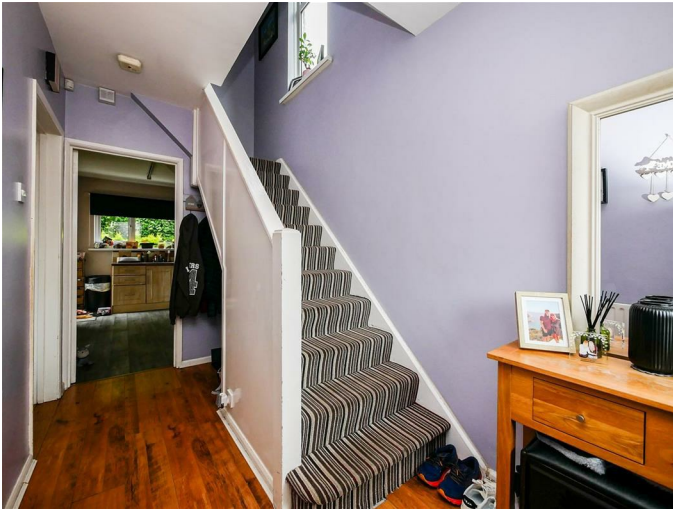
- Red Brick Semi-Detached Home
- Two Reception Rooms
- White Bathroom Suite
- Enclosed Gardens to Front and Rear
- Quiet cul-de-sac Setting
- Three Bedrooms
- Modern Fitted Kitchen
- Oil Heating / Double Glazed
- Off Street Parking
- Chain Free Sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	66
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**Entrance Hall 11'9" x 6'1" (3.59m x 1.86m)**



Pvc glass panelled with glazed side panels to entrance hall. Laminate flooring.

**Fitted Kitchen 12'7" x 7'3" (3.85m x 2.21m)**



Full range of high and low level units, Formica work surfaces, built in hob and oven, extractor fan, single drainer stainless steel sink unit with mixer taps, Fully tiled walls. Access to built in storage.



**Lounge 13'8" x 12'0" (4.19m x 3.66m)**



Tiled fire-place with wooden surround. Original floorboards sanded and varnished.



**Dining Room 10'11" x 8'6" (3.33m x 2.61m)**

### **First Floor**

Built-in storage cupboard. Access to floored attic space with ample storage and offers scope for possible loft renovation.

**Bedroom One 11'4" x 10'10" (3.46m x 3.31m)**



**Bedroom Three 8'0" x 7'4" (2.46m x 2.25m)**



Built in storage.

**White Bathroom Suite 7'4" x 5'7" (2.25m x 1.71m)**



**Bedroom Two 10'10" x 11'1" (3.31m x 3.38m)**



White bathroom suite comprising of panelled bath with Mira shower unit above, pedestal wash hand basin with mixer taps and low flush w.c. Part tiled walls and tiled flooring.

**Outside Front**

Garden laid in lawn. Driveway with parking leading to enclosed patio area to rear.

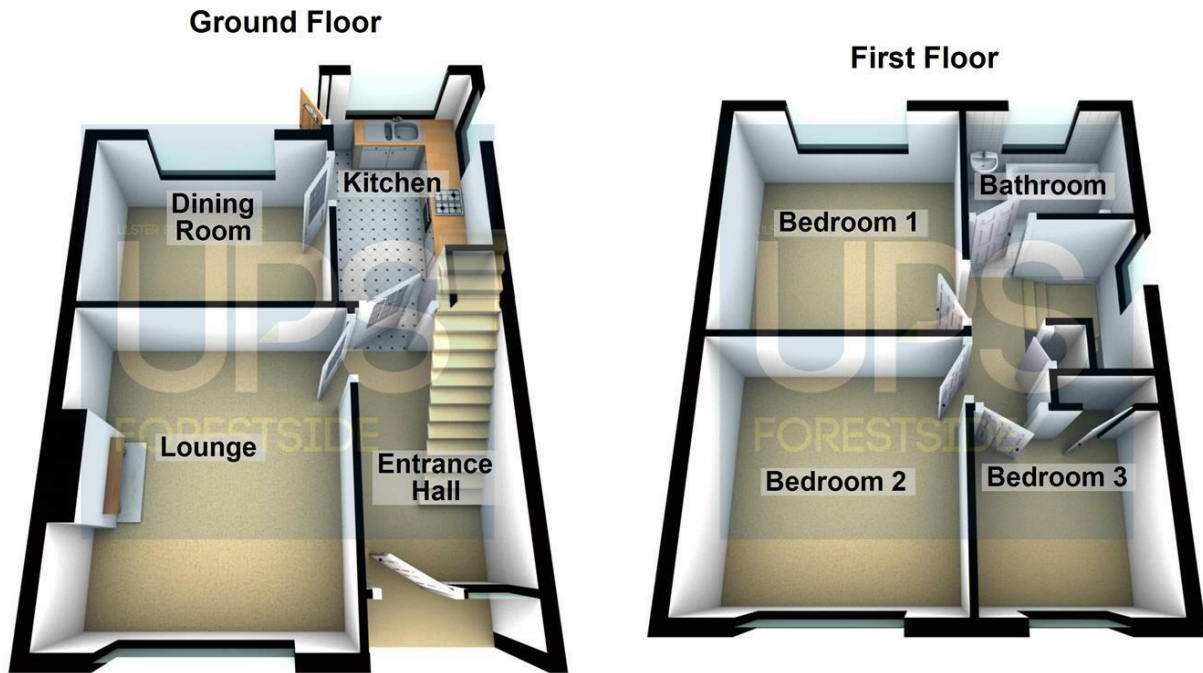
## Outside Rear



Enclosed rear garden with laid in lawn and range of plants, trees and shrubs which backs on to fields rural fields

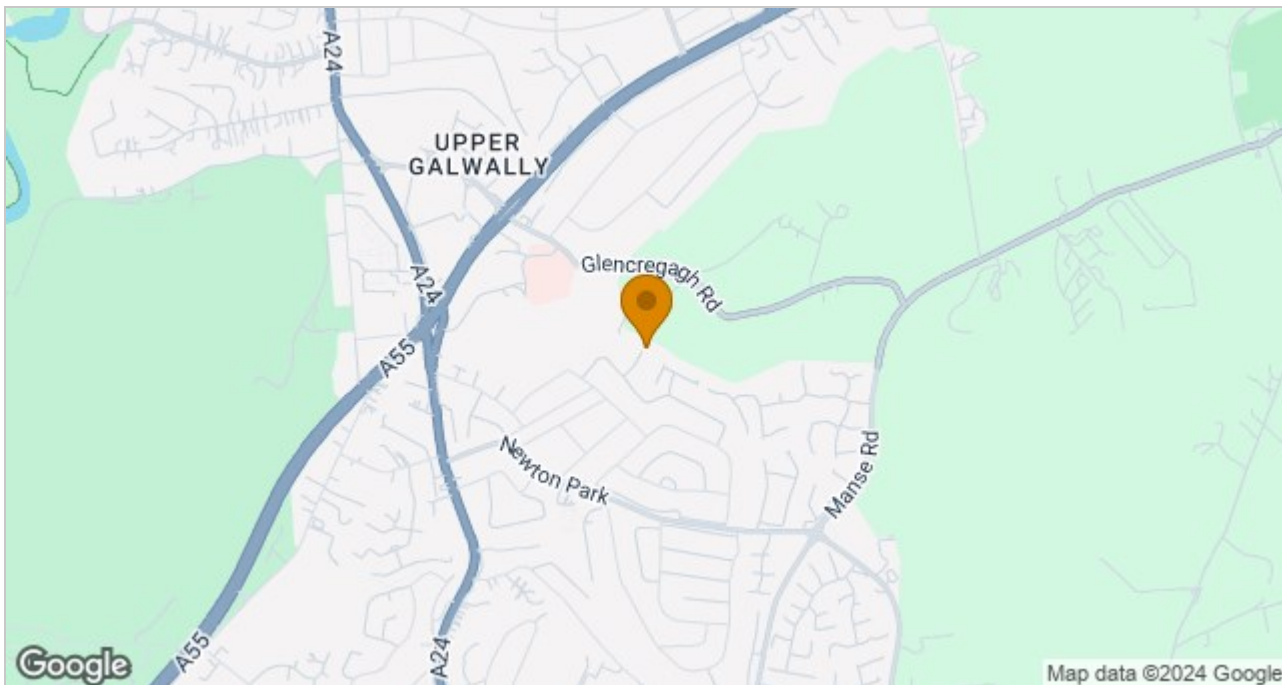


## Floor Plan



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



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

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