



17 Tedburn Park
Belfast, BT14 8AQ

Offers in the region of
£125,000



Energy Efficiency Rating	Environmental Impact (CO2) Rating



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, Belfast, BT14 8AQ

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A well presented townhouse in an area of high demand which is sure to appeal to first time buyers, growing families and investors alike.

Internally the dwelling comprises entrance hall, bright reception, spacious fitted kitchen with dining area, classic white bathroom suite and three well proportioned bedrooms including converted loft. Outside there are enclosed yards to the front and rear.

The property further benefits from oil fired central heating, upvc double glazing and a large multi purpose garden shed.

Tedburn Park is conveniently located close to many leading shops and amenities including Ballysillan Dental Practice, Ballysillan Leisure Centre, Iceland and both the Boys and Girls Model. It also shares excellent bus links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Entrance Hall

PVC front door with glass inset, wood laminate flooring, stairs leading to first floor

Living Room 15'8" x 12'5" (4.79m x 3.79m)

Attractive fireplace and surround with solid fuel fire inset, wood laminate flooring, double panelled

radiator, enclosed electricity meter, double french door leading to:

Kitchen 17'10" x 15'11" (5.44m x 4.86m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, free standing oven and hob with extractor hood, plumbed for a washing machine, fridge freezer space, under stair storage, panelled radiator, wood laminate flooring, access to rear garden, ample dining space, double patio doors leading to rear garden

First Floor

Landing

Enclosed hot press with additional storage, panelled radiator, stairs leading to second floor bedroom

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with electric shower overhead, tiled flooring and walls, PVC cladded ceiling, panelled radiator

Front Bedroom 13'8" x 8'10" (4.17m x 2.71m)

Mirrored slide robes, panelled radiator

Rear Bedroom 9'0" x 8'11" (2.75m x 2.72m)

Enclosed storage cupboard, wood laminate flooring, panelled radiator

Second Floor

Third Bedroom 10'11" x 15'7" (3.33m x 4.77m)

Velux window, eaves storage, stunning mountain views

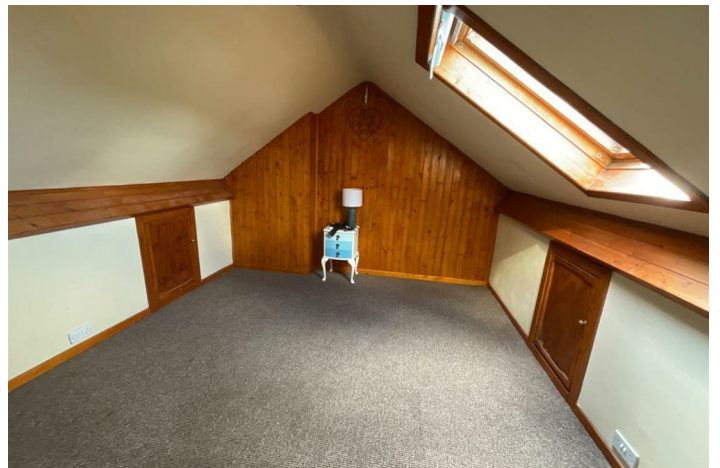
Outside

Front

Brick privacy wall with metal entrance gate, paved yard with flowerbed

Rear

Spacious garden shed, paved yard, wood panelled privacy fencing, water tap, enclosed oil boiler



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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