



1 Crossland Court , Belfast, BT13 2DT

Offers Over £140,000

This charming End of Terrace offers a delightful living experience comprising 2 reception rooms and 3 bedrooms, providing ample space for comfortable living. The property features a superb fitted kitchen, and a modern extended downstairs shower room for added convenience.

With gas central heating, you can stay warm and cozy during the colder months, while the UPVC double glazed windows and exterior doors help keep the property energy efficient. The extensive use of wood laminate floor coverings adds a touch of elegance to the interior.

Situated within a courtyard setting, this property offers a hard landscaped corner site and includes a sun deck and artificial grass, creating a lovely outdoor space to relax and unwind. Additionally, the ample car parking ensures that you and your guests will have no trouble finding a spot.

Don't miss the opportunity to make this house your home - book a viewing today and experience the comfort and convenience that Crossland Court has to offer.

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

1 Crossland Court

, Belfast, BT13 2DT



- Extended End Of Terrace
- Superb Fitted Kitchen
- Gas Central Heating
- Pvc Facia And Eves
- Court Yard Setting
- Classic White Bathroom Suite
- Private Landscaped Gardens
- 3 Bedrooms 2 Reception Rooms
- Extended Downstairs Shower Room
- Many Fine Features

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Extended Shower Room

Modern white suite comprising walk-in shower cubical, electric shower unit, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, recessed lighting.

Lounge

17'10" x 11'8" (5.45 x 3.57)

Bow window, fireplace tiled inset, wood laminate floor.

Kitchen

14'11" x 11'8" (4.56 x 3.57)

Bowel and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob,

stainless steel splash back, canopy extractor fan, fridge/freezer space, integrated dishwasher, utility cupboard, plumbed for washing machine.

Dining Area

Panelled radiator, wood laminate floor, pvc ceiling, recessed lighting

Rear Lobby

Concealed gas boiler, Upvc double glazed rear door.

Extended Living Room

11'9" x 8'4" (3.59 x 2.55)

Wood laminate floor.

First Floor

Full range of built-in mirrored slider robes.

Bathroom

Modern white suite comprising panelled sun deck and patio areas, outside tap.

bath, pedestal wash hand basin, low flush wc, fully tiled walls, chrome radiator, ceramic tiled floor, pvc ceiling.

Bedroom

11'8" x 9'10" (3.58 x 3.02)

Wood laminate floor, built-in robe, panelled radiator.

Bedroom

11'10" x 10'6" (3.62 x 3.21)

Wood laminate floor, built-in robe, panelled radiator.

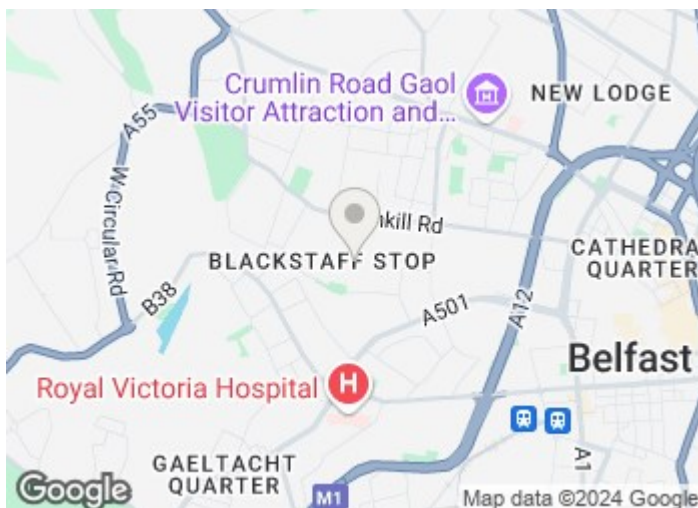
Bedroom

8'9" x 7'4" (2.68 x 2.24)

Wood laminate floor, panelled radiator.

Outside

Ample carparking to front walled hard landscaped front garden. Walled rear garden with artificial grass and feature garden with artificial grass and feature



Directions



Floor Plan

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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