



## 13 Killynether Gardens, Belvoir Park, Belfast, BT8 7FH

**Asking Price £145,000**

Conveniently positioned just off Belvoir Drive, this deceptively spacious mid terrace property is sure to be of instant appeal given it's convenient location so many local amenities including shops, schools, bus and arterial routes, and for those who enjoy the outdoors, it also offers ease of access to Belvoir Park Forest and Shaw's Bridge. The accommodation is both bright and spacious and offers three good sized bedrooms, all with built in robes, a good size lounge, a modern fitted kitchen with dining area, a 1st bathroom. Also enjoying oil fired central heating, double glazed windows, and low maintenance gardens to the front and to the rear with off street parking. A fine home, well maintained and is one that will surely be of instant appeal to a wide range of purchasers from 1st time buyers, those looking to up-size, as well a proving to be a worthwhile investment. Immediate viewing is essential, you do not want to miss this opportunity!

- Well maintained mid terrace home
- Bright and spacious lounge
- Excellent storage room on the ground floor
- Oil heating
- Off street parking to the rear
- Three bedrooms, all with built in robes
- Modern fitted kitchen with dining area
- White bathroom suite
- Double glazed windows
- Cul de sac position

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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		66	74

EU Directive 2002/91/EC

### The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

### Entrance hall

Solid wood flooring.

### Lounge 14'3 x 14'2 (4.34m x 4.32m)



At widest points, solid wood flooring.

### Kitchen / dining 14'2 x 10'4 (4.32m x 3.15m)



Range of high low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, plumbed for dishwasher, extractor canopy. Tiled floor, open to dining area.

### Dining



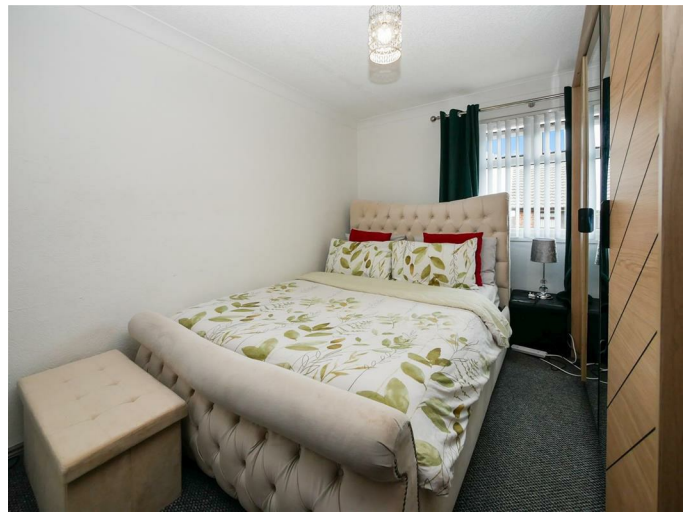
### Large store room

Plumbed for washing machine.

### 1st floor

Landing, hot press, access to the roof space.

### Bedroom 11'8 x 9'2 (3.56m x 2.79m)



Built in robe.



**Bedroom 2 10'9 x 9'9 (3.28m x 2.97m)**



Built in robe.

**Bedroom 3 9'2 x 8'3 (2.79m x 2.51m)**



Built in robe.

**Bathroom 6'4 x 6'1 (1.93m x 1.85m)**



White suite comprising panelled bath, Aqualisa aqua stream shower above the bath, low flush w/c, pedestal wash hand

basin, part tiled walls, part pvc panelled walls, pvc panelled ceiling, extractor fan.

**Outside**

**Front gardens**

Low maintenance gardens to the front with brick paving and loose stone areas.

**Rear gardens**

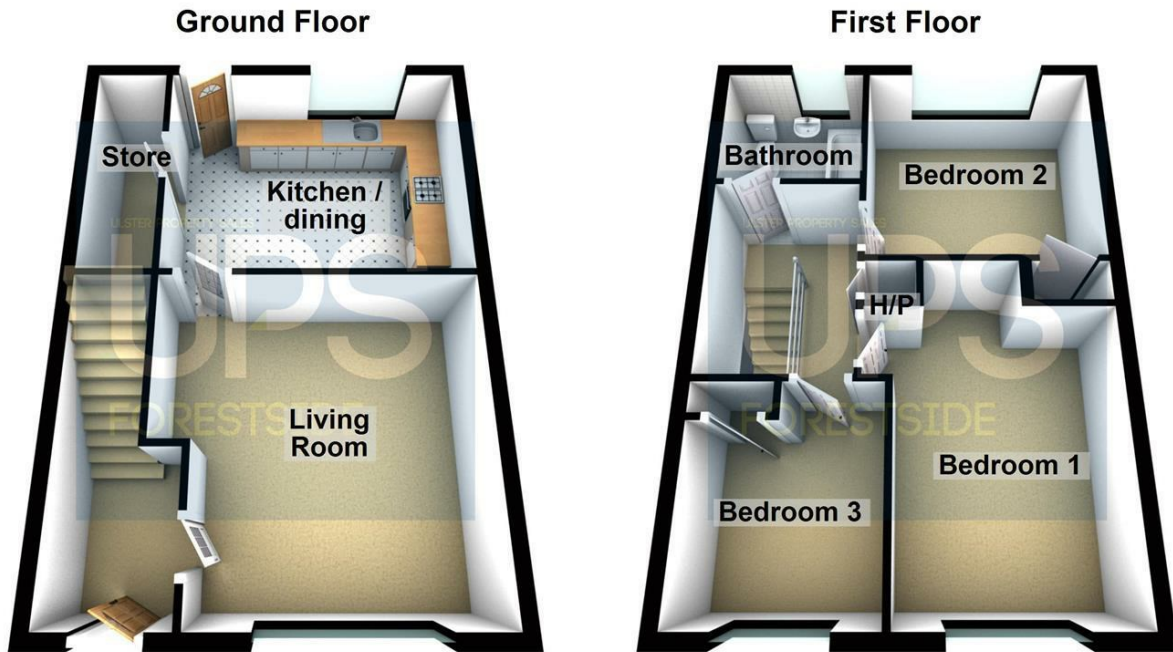


Off street parking to the rear for 1 car, pvc oil tank, boiler house housing oil fired boiler. outside tap.

**Rear elevation**

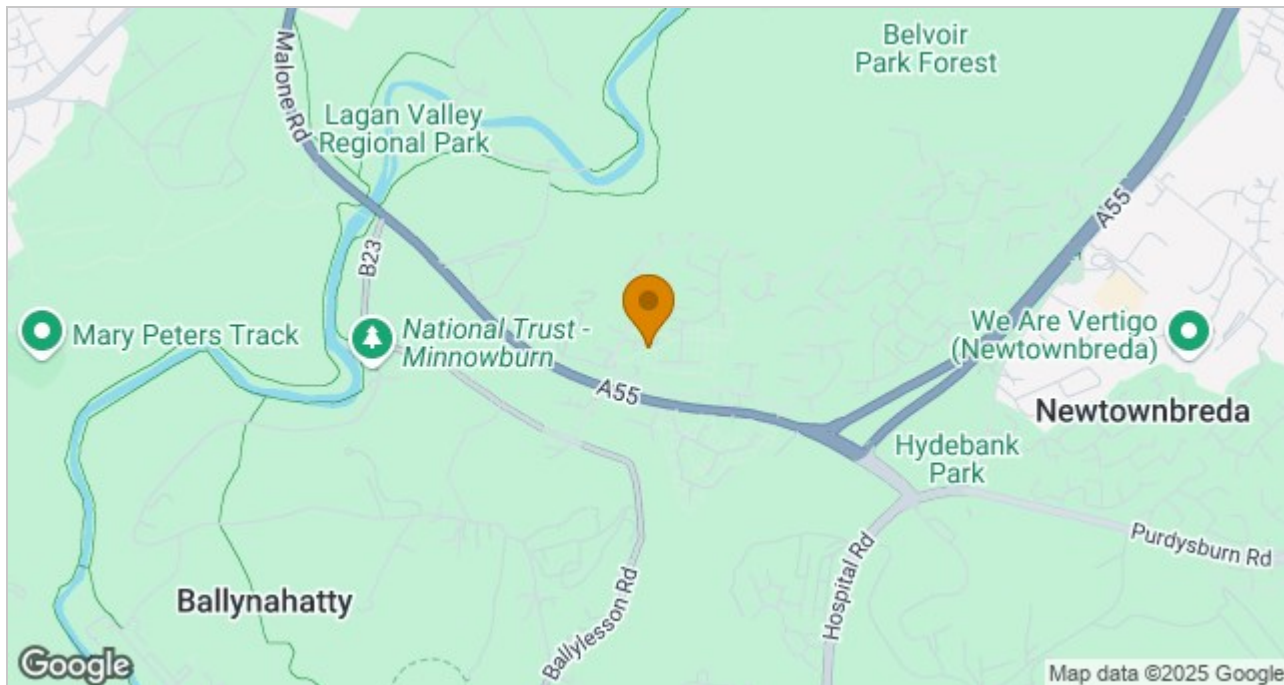


## Floor Plan



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark