



18 Erinvale Park, Belfast, BT10 0FR

Price Guide £150,000

Located in the popular Erinvale development just off Finaghy Road South, we are pleased to offer for sale this terraced home which offers excellent family accommodation. Internally there are three good sized bedrooms, one spacious reception, kitchen with dining area and bathroom suite. Outside there is an enclosed garden to rear in lawn and driveway to front providing off street parking. Further benefits include gas fired central heating and PVC double glazed windows. Likely to appeal to a range of purchasers including families and first time buyers, viewing is recommended.

- Mid Terrace Home In Popular Residential Development
- Comfortable Living Room
- Gas Fired Central Heating / PVC Double Glazing
- Close To A Wide Range Of Amenities, Schools & Excellent Transport Links
- Three Good Sized Bedrooms
- Modern Kitchen Open Plan To Dining
- Enclosed Rear Garden In Lawn / Driveway To Front
- An Ideal First Time Buy

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		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC front door.

LIVING ROOM 12'9" x 11'1" (3.9 x 3.4)



Laminate wood floor, fireplace.

KITCHEN / DINING 16'0" x 11'9" (4.9 x 3.6)



Range of high and low level units, integrated oven, 4 ring hob, stainless steel extractor fan, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, recessed spotlighting, tiled floor.



ON THE FIRST FLOOR

BEDROOM ONE 11'5" x 10'2" (3.5 x 3.1)



BEDROOM TWO 11'1" x 10'2" (3.4 x 3.1)



Built in wardrobes.

BEDROOM THREE 8'10" x 8'10" (2.7 x 2.7)



BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over.

OUTSIDE

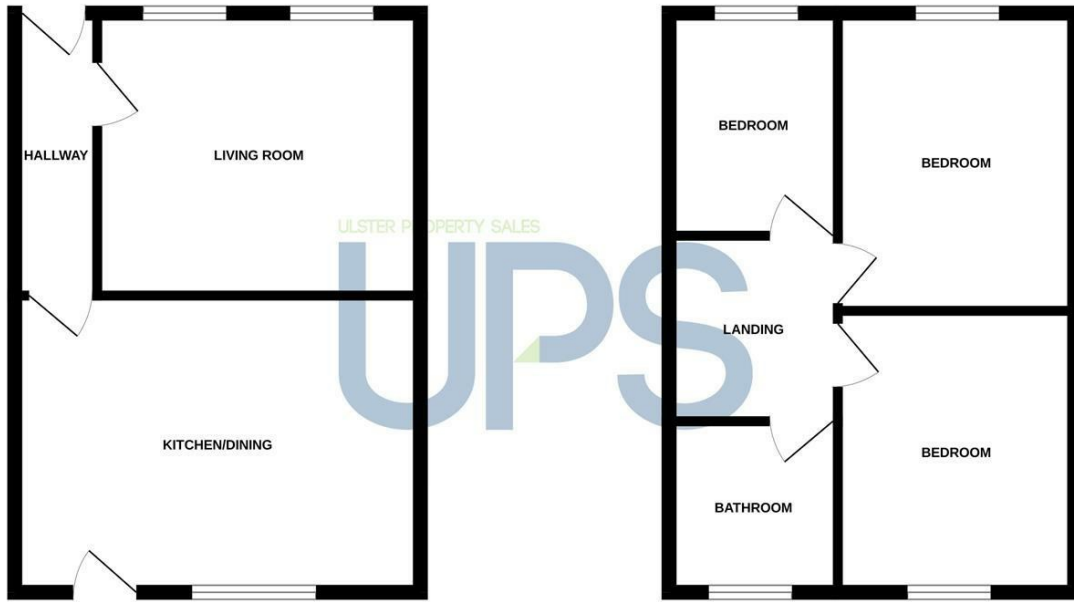


Enclosed rear garden in lawn, off street parking to front.

Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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