

20 Forthriver Road , Belfast, BT13 3SH

**Offers In The Region Of
£85,000**

Spacious Modern Constructed Ground Floor Luxury Apartment With Open Aspect To Front

A fabulous opportunity to purchase a luxuriously appointed ground floor apartment set within this most admired development. The spacious modern interior comprises 1 bedroom, spacious lounge, open plan dining and superb fitted kitchen incorporating built-under oven and gas hob and modern white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, ceramic and wood laminate floor coverings and benefits from little or no maintenance worries. Minutes walk from excellent local amenities with direct access to the city makes this the perfect buy for the first time buyer, investor or those wishing to downsize.

Immediate inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)		76	78
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

20 Forthriver Road

, Belfast, BT13 3SH



- Modern Constructed Ground Floor Apartment
- Lounge With Dining
- Gas Central Heating
- 1 Bedroom 1 Reception Room
- Modern White Bathroom Suite
- Low Out Goings
- Excellent Fitted Kitchen
- Upvc Double Glazed Windows
- Ever Popular Location

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator.

Cloakroom

Concealed gas boiler

Bathroom

Modern white suite comprising panelled bath, shower screen, electric shower, telephone hand shower, unit, low flush wc, pedestal wash hand basin, partly tiled walls, ceramic tiled floor.

Lounge- Kitchen - Dining

17'7" x 16'4" (5.36 x 5.00)
Bowl 1/2 single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, wood laminate floor.

Dining Area

Lounge

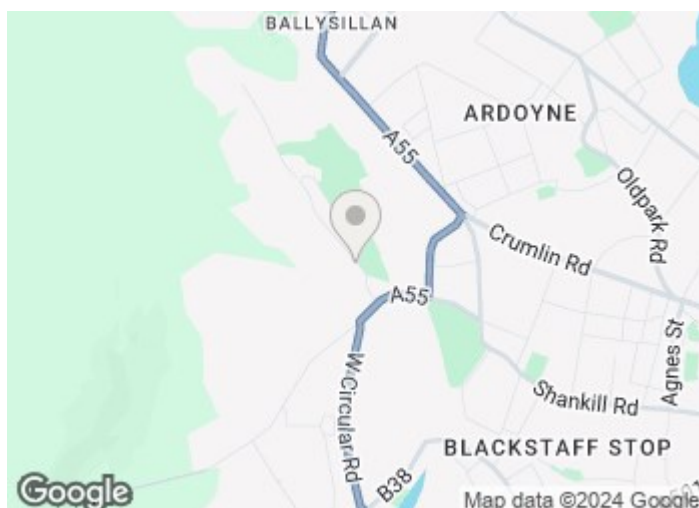
Wood laminate floor, panelled radiator.

Bedroom

15'1" x 15'0" (4.62 x 4.58)
Loft storage, panelled radiator.

Outside

Hard Landscaped front garden.



Directions



Floor Plan

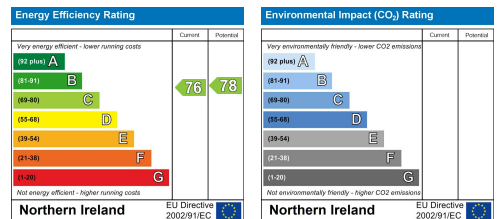
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Total Area: 59.4 m² ... 640 ft²

All measurements are approximate and for display purposes only

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