



28 Killynether Walk, Belvoir Park, Belfast, BT8 7DB

Asking Price £144,950

Located just off Belvoir Drive at the Shaw's Bridge end of Belvoir, this well maintained mid-terrace home offers bright and spacious accommodation in an extremely convenient and sought after setting. Comprising of three good sized bedrooms, spacious lounge, modern fitted kitchen with additional rear hall and first floor bathroom suite, this home has been finished to an excellent standard throughout.

In addition the property also benefits from oil fired central heating, upvc double glazed windows, well cared for gardens with a pleasant open aspect to the front, as well as off street parking to the rear.

The local area also offers so much convenience to many amenities, including shopping facilities, a very reliable bus service along Belvoir Drive, outer ring and motorway links and popular public walkway access at Shaw's Bridge and Belvoir Park Forest.

With little to do but just adding your own personal touches, this home is perfect for any young first time buyer or family looking to find a house to make their home!

- Beautifully Presented Mid-Terrace Home
- Spacious Lounge
- Contemporary White Bathroom Suite
- Double Glazed
- Beautifully Maintained Garden
- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Off Street Parking
- Excellent location with elevated views to the Front

Energy Efficiency Rating		Current	Potential
(92-100)	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

Entrance Hall 1.98m x 1.47m



Glazed upvc front door opens onto spacious entrance hall.

Lounge 14'2" x 13'10" (4.33m x 4.22m)



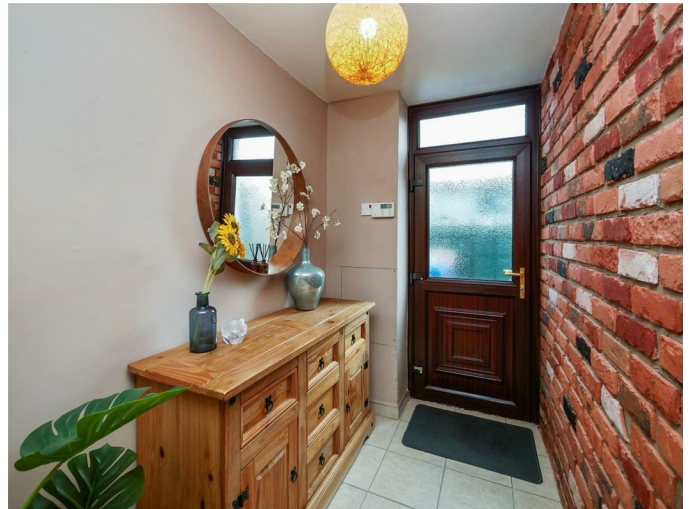
(at widest points) Spacious lounge with rounded box window over looking front garden.

Modern Fitted Kitchen 11'11" x 10'1" (3.64m x 3.08m)



Modern fitted kitchen comprising of a selection of upper and lower level units complete with formica worktops, stainless steel sink and drainer and integrated electric oven with ceramic hob. Brick effect feature wall and wooden effect vinyl flooring.

Rear Hall 12'5" x 4'9" (3.80m x 1.45m)



Glazed upvc door opens onto enclosed rear drive. Brick effect feature wall and tiled flooring.

First Floor

Access to hot press. Floored roof space accessed via fold down ladder complete with power and lighting.

Bedroom 1 11'11" x 8'9" (3.65m x 2.68m)



Spacious double bedroom with built-in storage and elevated views of open green area to the front.

Bedroom 2 10'8" x 10'3" (3.27m x 3.14m)



Double bedroom with built-in storage.

Bedroom 3 9'0" x 8'2" (2.75m x 2.51m)



Contemporary White Bathroom Suite 6'1" x 5'5" (1.87m x 1.66m)



Contemporary white bathroom suite comprising of panelled bath with over hanging electric shower, pedestal wash hand basin with stainless steel mixer taps and low flush w.c. Tiled walls and tile effect laminate flooring.

Property Front



Enclosed southern facing garden to the front with patio area and laid lawns bordered by timber fencing.

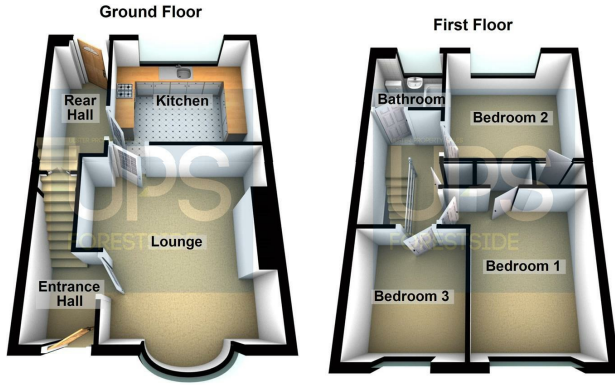


Enclosed Rear Yard



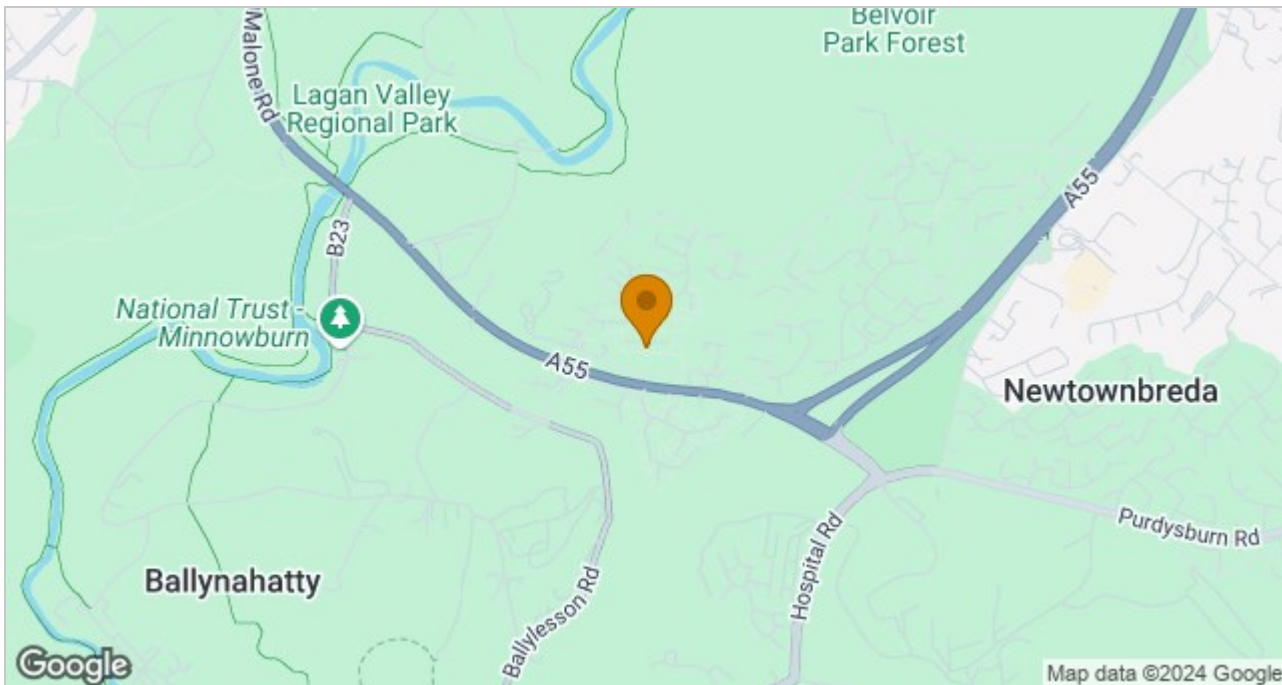
Enclosed rear yard with off street parking bordered by timber fencing.

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



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