



49 Belvoir Drive, Belvoir Park, Belfast, BT8 7DH

Asking Price £139,950

Located on an enviable position fronting Belvoir Drive, and in a perfect location for those who rely on the vast array of amenities, many of which are almost on the doorstep, this home offers bright and spacious living, with all 3 bedrooms able to facilitate double beds, and finishing the accommodation on the 1st floor is a deluxe shower suite. On the ground floor the accommodation now creates a perfect living environment with a comfortable lounge, and a high quality & fully integrated kitchen, with family dining space, so sought after in todays modern living. Outside there are gardens to both the front and enclosed rear, with the front of the property enjoying a very pleasant aspect. The home is finished with gas fired central heating and double glazed windows as well as having all the internal doors replaced with a solid oak finish, and the majority of the skirting boards and architraves have also been replaced to match. There is some cosmetic work to be done to this home but with a bit of vision it could really be transformed into a stunning property. Chain free, we would encourage an immediate viewing!

- Mid terrace home front Belvoir Drive
- Spacious lounge
- Modern 1st floor shower suite
- Double glazed windows
- Parking at the front of the property
- Three good size bedrooms
- High quality fitted kitchen with integrated appliances, opens to dining area
- Gas central heating
- Gardens to the front and rear
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		69	78
(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

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Laminate flooring, under stairs cloaks.

Lounge 14'2 x 12'1 (4.32m x 3.68m)



Laminate flooring, double glazed French doors leading to the rear gardens.

Kitchen / dining 20'8 x 10'4 (6.30m x 3.15m)



High quality fitted kitchen with range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, 4 ring hob and double oven, extractor fan, plumbed for washing machine, integrated fridge freezer, integrated dishwasher, gas boiler, breakfast bar, open to the dining area.

Dining area



Wall mounted radiator.

1st floor

Landing, storage cupboard, access to the roof space.

Bedroom 1 14'3 x 8'9 (4.34m x 2.67m)



Laminate flooring, built in robe.

Bedroom 2 10'9 x 9'8 (3.28m x 2.95m)



Laminate flooring.

Bedroom 3 10'5 x 8'0 (3.18m x 2.44m)



Laminate flooring.

Shower room



Luxury white suite comprising corner shower cubicle with thermostatically controlled shower, low flush w/c. wash

hand basin with storage below, fully tiled walls, tiled floor, pvc panelled ceiling, recessed spotlights, wall mounted radiator.

Outside

Pleasant open aspect to the front of the property, parking areas available to the front.

Front gardens

Gardens to the front laid in lawn.

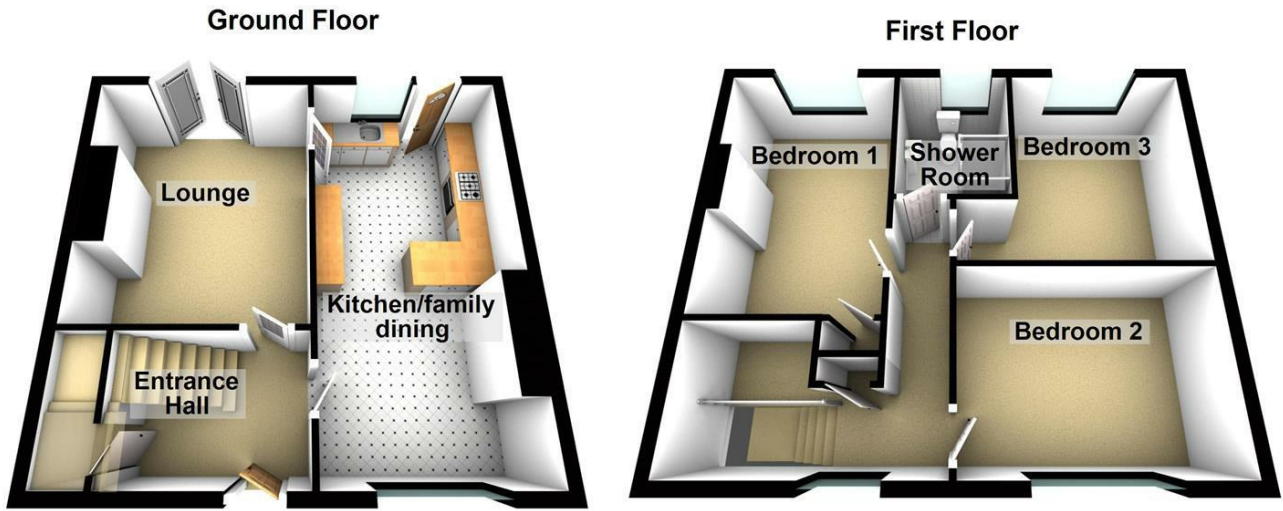
Rear gardens



Gardens to the rear flagged, Outside tap, outhouse with very useful storage.

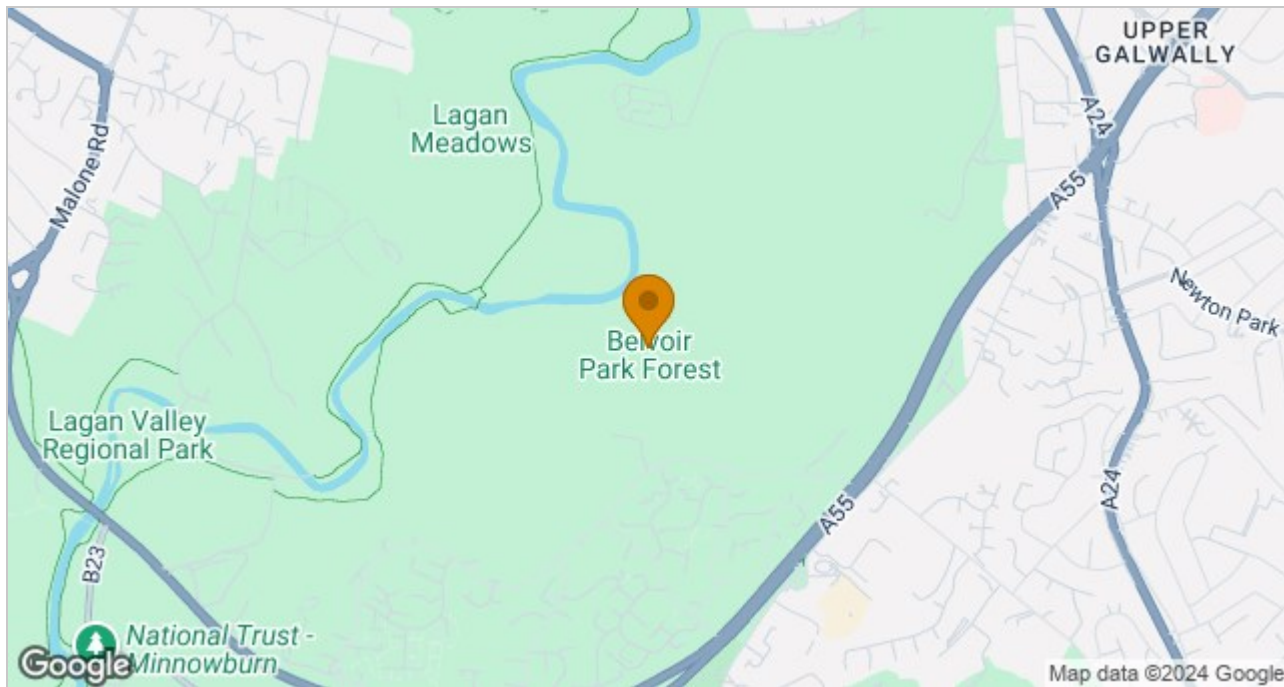
Front elevation

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



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