



17 Forest Grove, Belfast, BT8 6AR

Asking Price £159,950

Forest Grove is a small, residential development located just off the Newtownbreda Road in the ever popular South East Belfast. Offering an excellent selection of schools, shopping facilities, open green areas and transport facilities all within walking distance, it is the perfect location to take advantage of all the local area has to offer.

This deceptively spacious first floor apartment offers fantastic internal accommodation comprising two double bedrooms, both with en suite shower rooms, spacious lounge / dining and a modern fitted kitchen with integrated appliances.

In addition the property also benefits from gas heating and double glazed windows.

An excellent first time purchase or investment property.

- Spacious 1st Floor Apartment
- Lounge Open To Dining Room
- Gas Heating
- Allocated Parking Area
- Convenient Location
- Two Double Bedrooms Both En-Suite
- Modern Fitted Kitchen
- Double Glazing
- Communal Gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		74	80
(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



Exterior stairs provide access to first floor. UPvc glass panelled front door to entrance porch. Tiled flooring.
Inner door to Lounge/Dining.

Lounge / Dining 26'2 x 13'3 (7.98m x 4.04m)



(At widest points).
Inward opening upvc glass panelled doors.





Inner Hallway

Built in storage. Formerly a w/c and sink unit (plumbing still in place).

Fitted Kitchen 8'4 x 8'3 (2.54m x 2.51m)



Full range of high and low level units, built in gas hob and under oven, overhead extractor fan, part tiled walls. Formica work surfaces.

Bedroom One 12'5 x 12'5 (3.78m x 3.78m)



Access to hot-press with storage.



En-suite



Comprising walk in shower cubicle with chrome shower unit, wash hand basin with mixer taps and storage below, low flush w,c low flush w.c
Heated chrome towel rail.

Bedroom Two 11'9 x 8'7 (3.58m x 2.62m)

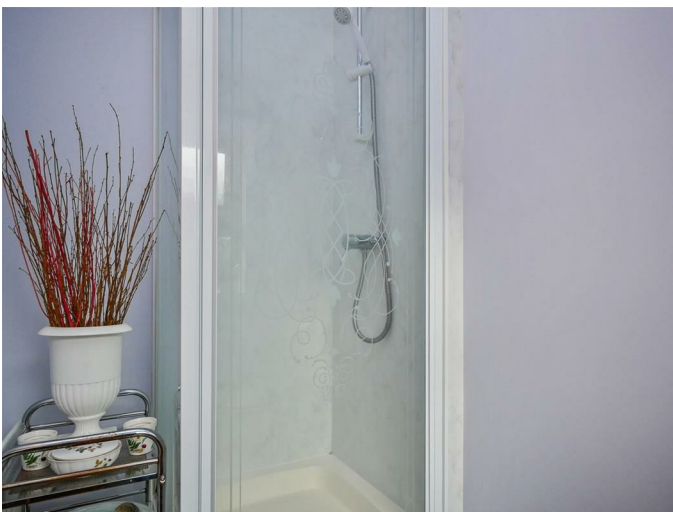




En-Suite



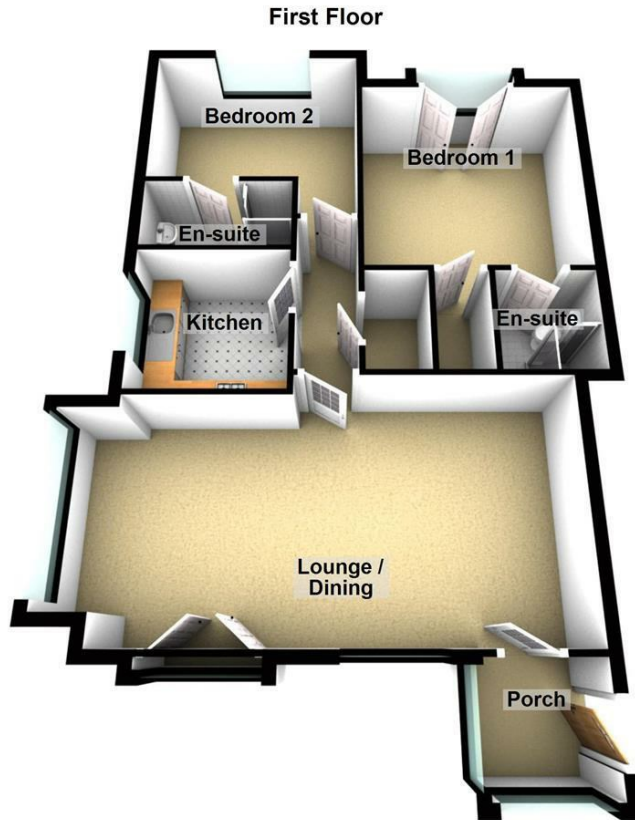
Comprising walk in shower cubicle, pedestal wash hand basin, low flush w/c, part tiled walls.



Outside

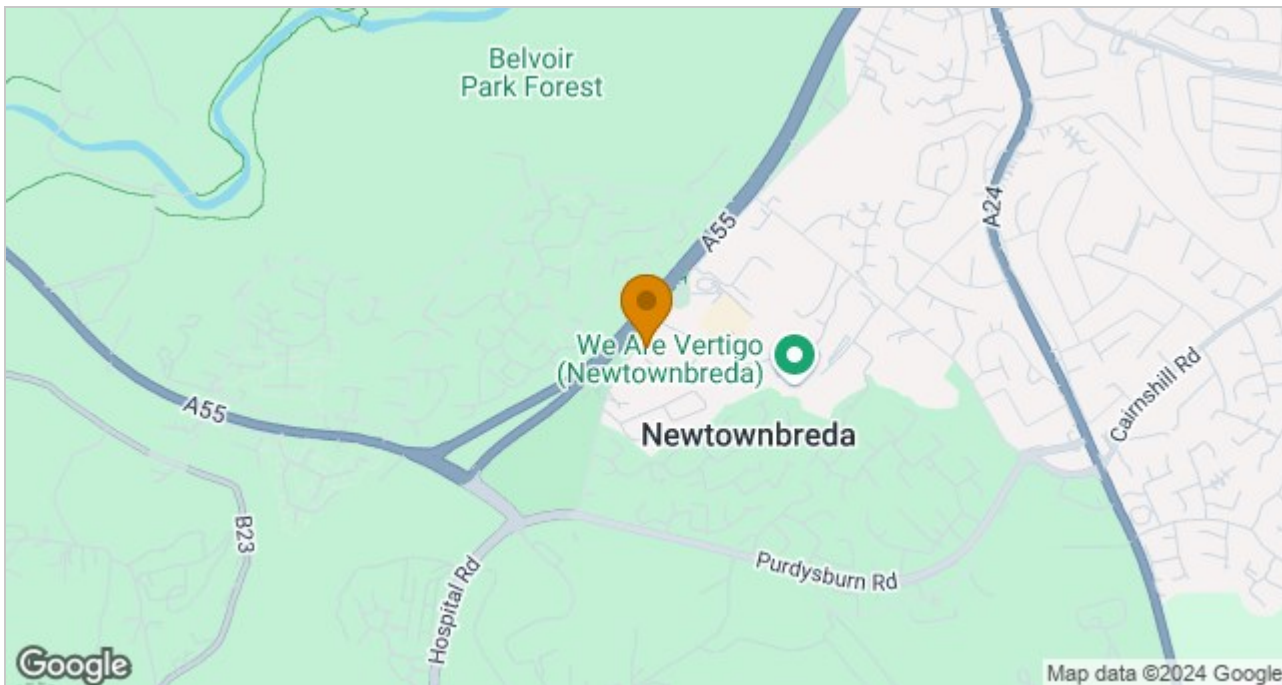
Communal parking and green space around the apartment.

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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