



9 Foyle Court
Belfast, BT14 6DF

Offers in the region of
£129,950



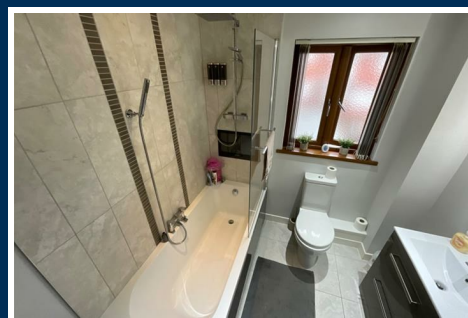
Energy Efficiency Rating	Environmental Impact (CO2) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



9 Foyle Court

, Belfast, BT14 6DF

Offers in the region of £129,950



An exceptionally well presented townhouse boasting the highest quality fixtures and fittings throughout located just minutes from Belfast City Centre which is sure to appeal to young professionals, first-time buyers and smaller families in particular.

The dwelling has been lovingly modernised throughout and comprises vestibule entrance, open plan reception, luxury fitted kitchen, stunning white bathroom suite with integrated television and two well proportioned bedrooms. Outside there are enclosed yards to the front and rear and a large multi-purpose shed.

The property further benefits from gas fired central heating, full upvc double glazing, CCTV and intruder alarm, floored loft, electric retractable awning, outside WC, parking bays to front and all within a secluded cul-de-sac street.

Foyle Court is conveniently located close to many leading shops and amenities including the Mater Hospital, Home Bargains, Lidl, JD Gyms, Starbucks and a whole host of local traders. Belfast City Centre is also just a short walk or bus ride away.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Vestibule Entrance

PVC front door with glass insets, tiled flooring, hardwood door leading to:

Living Room 11'1" x 14'7" (3.40m x 4.47m)

Into bay, attractive marble fireplace and surround with electric fire inset, tiled flooring, double panelled radiator, panelled radiator, stairs leading to first floor

Kitchen 10'5" x 14'7" (3.19m x 4.47m)

Luxury fitted kitchen with both high and low level units and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps, integrated double oven with gas hob and extractor hood, integrated dishwasher, fridge freezer space, washing machine tumble dryer space, tiled flooring, recessed lighting, double panelled radiator, under stair storage, dining area

Back Hall

Enclosed storage cupboard housing gas boiler, tiled flooring, access to rear yard

First Floor

Landing

Access to floored loft via pull-down ladder, enclosed storage cupboard, double panelled radiator

Bathroom

Luxury three piece bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with rainfall shower heads and integrated television, tiled flooring, recessed lighting, vertical radiator

Front Bedroom 9'4" x 14'8" (2.87m x 4.48m)

Enclosed storage cupboard, double panelled radiator

Rear Bedroom 10'5" x 7'3" (3.20m x 2.22m)

Mirrored slide robes, double panelled radiator, wood laminate flooring

Outside

Front

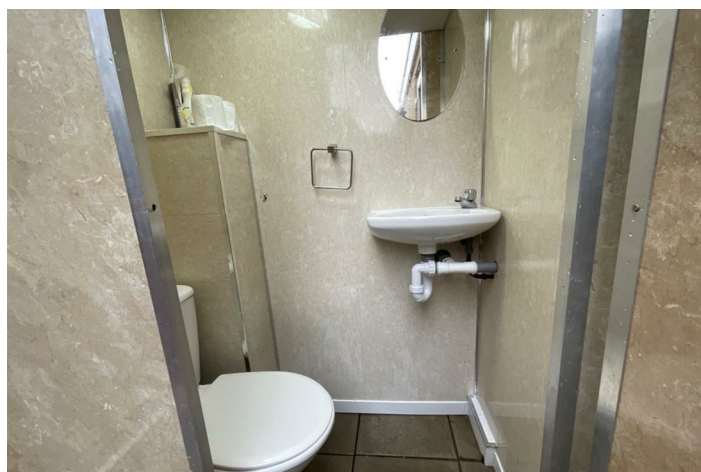
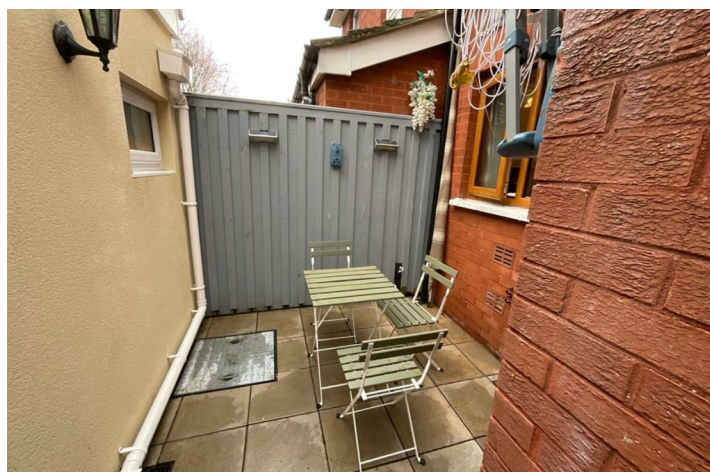
Brick privacy wall with metal entrance gate, tarmac patio area

Rear

Paved yard, enclosed WC, electric retractable awning, water tap, leading to:

Multi-Purpose Shed 15'7" x 13'8" (4.76m x 4.17m)

Recessed lighting, double panelled radiator, single panel radiator, wall mounted sink, recessed lighting



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.