



## 163 Belvoir Drive, Belvoir Park, Belfast, BT8 7DR

**Asking Price £129,950**

Located on the popular Belvoir Drive, this spacious mid terrace home offers well proportioned accommodation over both levels, ideal for 1st time buyers and also those families looking to locate to this popular and sought after area. Three good size bedrooms are complimented with two separate reception rooms, a fitted kitchen and a 1st floor white bathroom suite. A home that enjoys an enviable position. Externally there are well maintained front and rear garden areas, and for those who enjoy walking and scenery, the property is on the doorstep of Belvoir Park forest, with Shaw's Bridge also a short distance away. Local shops, schools and excellent bus routes are also very convenient. Immediate viewing is advised of this chain free property!

- Mid terrace home
- Two separate reception rooms
- White bathroom suite
- Double glazed windows
- Convenient to so many amenities
- Three good size bedrooms
- Fitted kitchen
- Oil fired central heating
- Low maintenance front and rear gardens
- Chain free onward sale

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



### The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

### Entrance hall

Cloaks under stairs.

### Dining room 13'2 x 10'5 (4.01m x 3.18m)



Brick fireplace.

### Lounge 14'3 x 12'8 (4.34m x 3.86m)



Brick fireplace.

### Kitchen 10'4 x 8'9 (3.15m x 2.67m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, plumbed for wash machine, fully tiled walls, tiled floor.

### 1st floor

Landing, Storage and access to the roof space.

### Roof space

Approached via slingsby ladder approach. Part floored.

### Bedroom 1 14'4 x 9'2 (4.37m x 2.79m)



Built in bedroom furniture and additional built in robe.



### Bedroom 2 10'2 x 9'8 (3.10m x 2.95m)



### Rear garden



### Bedroom 3



Garden to the rear low maintenance flagged and loose stone areas, out building with light and power, housing oil fired boiler. Pvc oil tank.

### Additional garden image



### Bathroom

White suite comprising panelled bath, Mira sprint shower, low flush w/c, wash hand basin with storage below, pvc panelled ceiling, wash hand basin,, pvc panelled walls and ceiling, laminate flooring, hot press.

### Outside

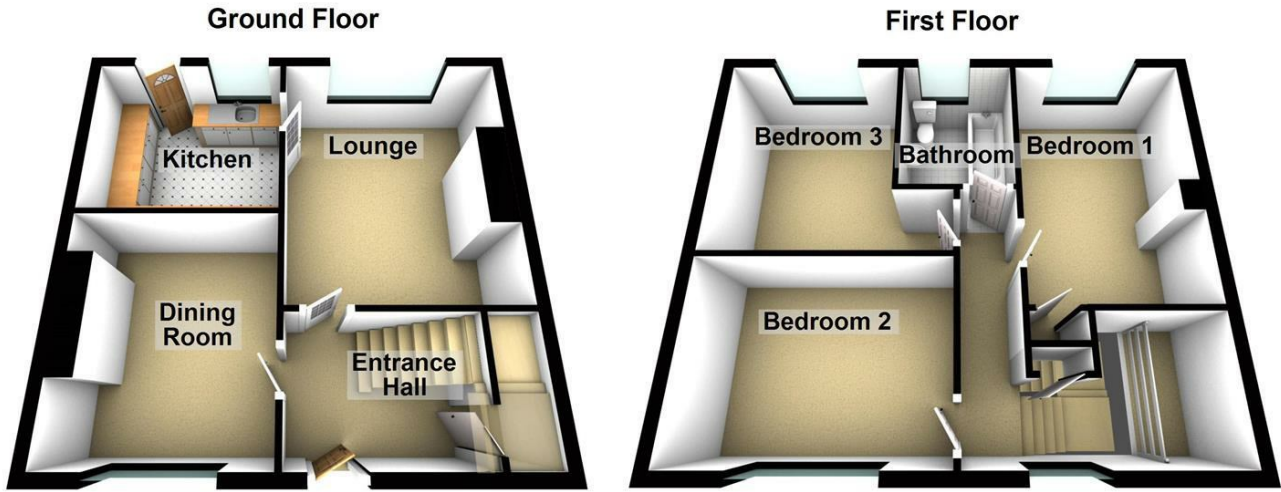
### Front gardens



Low maintenance gardens to the front in loose stone, range of plants, trees and shrubs.

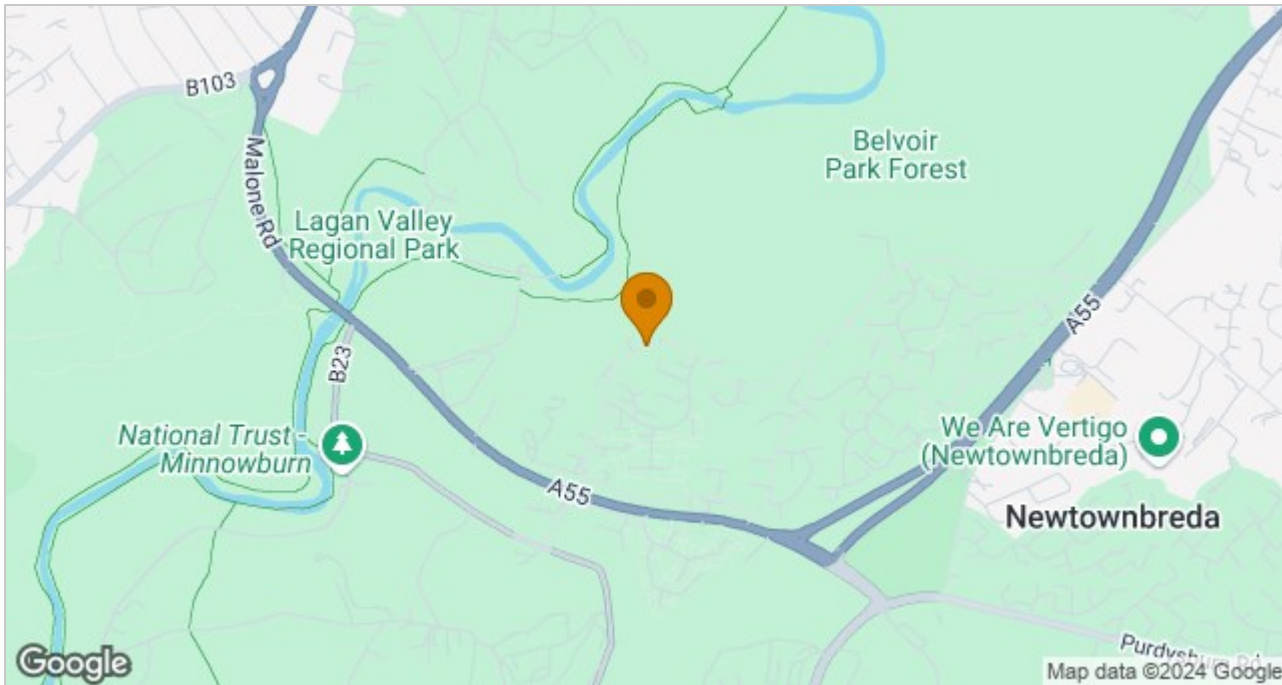


## Floor Plan



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



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.

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