



2 Griffith Close
Belleek, BT35 7RD

Asking Price £159,950



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This is a great opportunity to purchase a spacious property that would make a superb first time buy.

Griffith Close is situated within walking distance of local amenities to include pubs, restaurant and primary school offering a convenient place to live.

Downstairs comprises of a spacious living room with a feature fireplace and a kitchen/diner that benefits from excellent storage and plumbing for white goods. The first floor comprises two well-proportioned bedrooms and a modern bathroom with a three piece suite. The second floor comprises a double bedroom and a modern shower room.

The rear garden is private & enclosed & off street parking is available to the side of the property.

To arrange a viewing or for further information contact aaron@kernanpropertyservices.com



Entrance Hall

Living Room

13'1" x 16'4" (4.0m x 5.0m)

Kitchen / Dining

11'5" x 16'8" (3.5m x 5.1m)

Bathroom

6'10" x 11'9" (2.1m x 3.6m)

Bedroom 1

12'1" x 9'10" (3.7m x 3.0m)

Carpet.

Bedroom 2

12'5" x 9'10" (3.8m x 3.0m)

Laminated wood flooring.

Bedroom 3

19'4" x 13'5" (5.9m x 4.1m)

Carpet. Built in storage.

Ensuite: Pedestal wash hand basin, wc, electric Bristan shower and tray.



W.C

3'3" x 3'3" (1m x 1m)

W.C, wash hand basin

Other Features

Off street parking
Enclosed rear garden

O.F.C.H

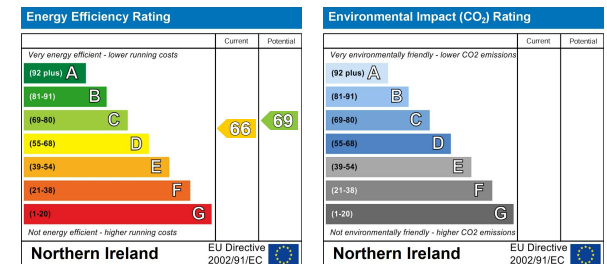
New oil boiler installed
January 2024

uPVC double glazed
windows and doors

Area Map



Energy Efficiency Graph



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