



## 13 Mount Michael Park, Four Winds, Belfast, BT8 6JX

**Asking Price £195,000**

Mount Michael Park is situated just off Newton Park in the Four Winds area of South East Belfast. Within walking distance to a selection of shops, leading schools, parks and public transport facilities, this home is in a fantastic location to avail of the local facilities.

The property itself comprises of three bedrooms, two reception room, fitted kitchen and a white bathroom suite on the first floor. In addition to this the property also benefits from an oil fired central heating system, double glazing, driveway with ample parking and enclosed patio and garden laid in lawn.

This is fantastic property in a great location and would make an excellent home for a first time buyer or those with a growing family.

- Semi Detached Home
- Two Reception Rooms
- White Bathroom Suite
- Double GLazing
- Enclosed Patio & Garden To Rear
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Driveway with Ample Parking
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
		35	72
Northern Ireland		EU Directive 2002/91/EC	

## Entrance Hall



Pvc glass panelled front door with glazed side panel to entrance hall. Laminate flooring. Under-stairs storage.

## Lounge 12'2 x 11'3 (3.71m x 3.43m)



Cast iron fireplace with wooden surround. Laminate flooring.

## Living Room 11'5 x 10'9 (3.48m x 3.28m )



Pvc sliding doors to patio area. Laminate flooring.



### Fitted Kitchen 12'9 x 7'1 (3.89m x 2.16m)



Full range of high and low level units, glazed cabinets, built in hob and under oven, single drainer 1 1/4 stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls.

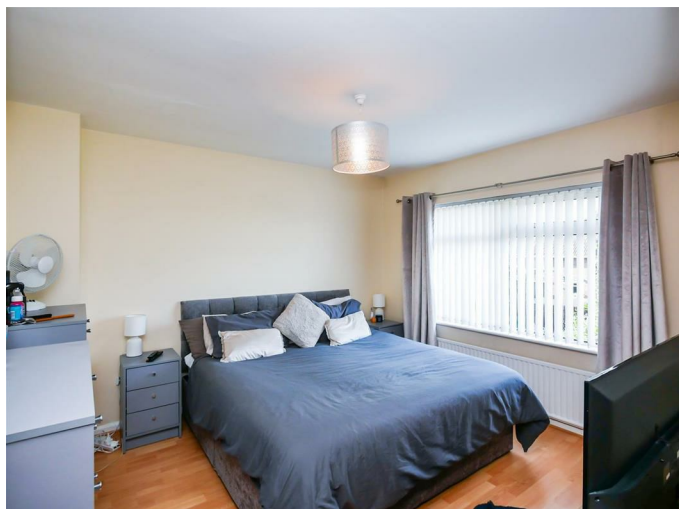
### First Floor

### Bedroom One 11'5 x 11'0 (3.48m x 3.35m)



Laminate flooring.

### Bedroom Two 11'9 x 11'0 (3.58m x 3.35m)



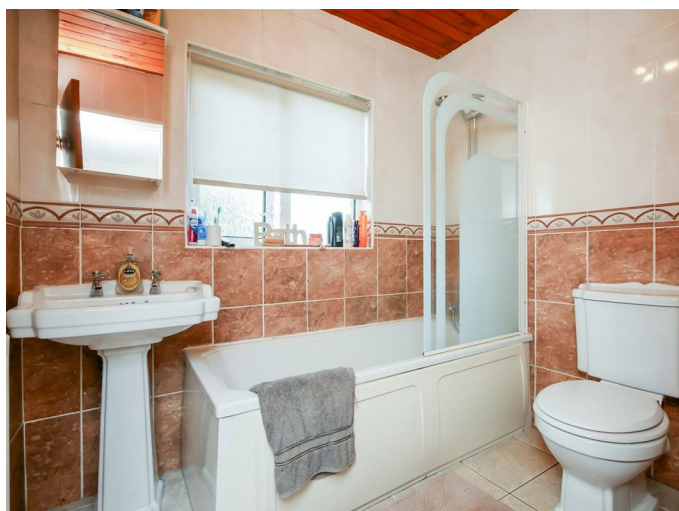
Laminate flooring.

### Bedroom Three 10'2 x 7'5 (3.10m x 2.26m)



Laminate flooring.

### White Bathroom Suite



Comprising paneled bath with mixer taps, telephone hand shower, pedestal wash hand basin, low flush w.c Part tiled walls. Tongue and groove ceiling.



## Landing

Hot-press. Access to roofspace.

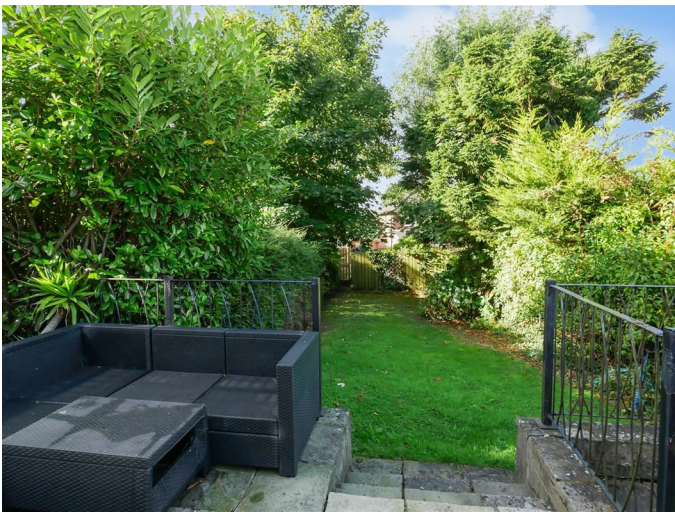
## Outside Front

Driveway with ample parking. Front garden laid in lawn.

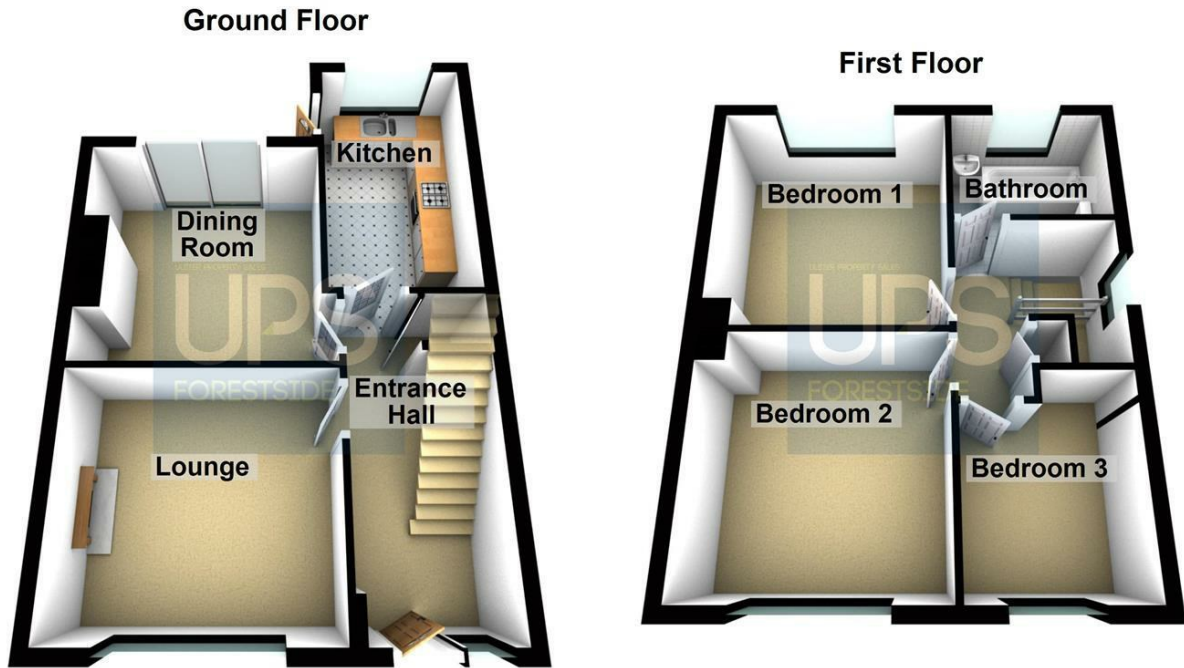
## Outside Rear



Garden laid in lawn. Bordered by timber fencing. Mature shrubs. Pvc oil tank. Housed oil boiler.

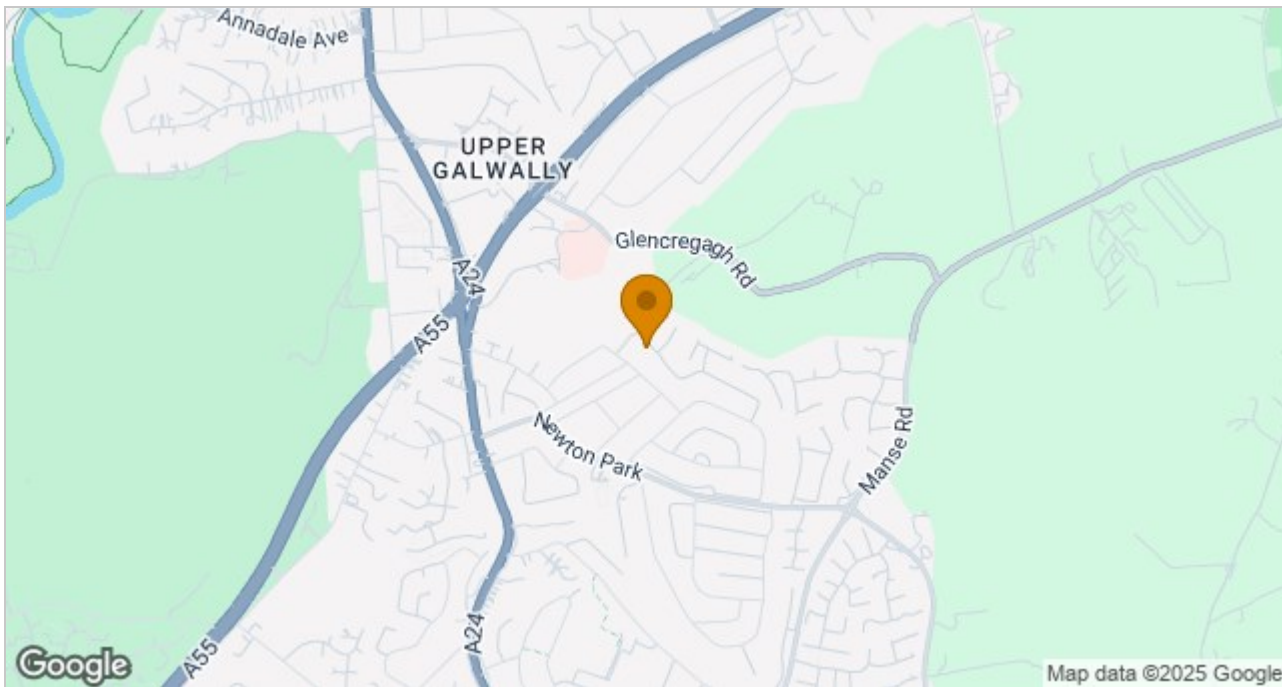


## Floor Plan



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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