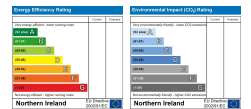




12 Crimea Court  
Belfast, BT13 1QT

Offers in the region of  
£85,000



# 12 Crimea Court

, Belfast, BT13 1QT

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A keenly priced property in an area of high demand which is sure to appeal to first-time buyers, growing families and investors alike.

Internally the dwelling comprises vestibule entrance, hallway, bright reception, fitted kitchen with dining space, downstairs cloakroom with WC, three piece white bathroom suite and three bedrooms. Outside there is a spacious enclosed yard to the rear.

The property further benefits from oil fired central heating and full uPVC double glazing.

Crimea Court is conveniently located between the ever-popular Crumlin and Shankill Road's and is close to many leading shops and amenities including Lidl, Iceland and a wealth of independent retailers. It also shares excellent transport links with Belfast City Centre.

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

## Ground Floor

### Vestibule Entrance

PVC front door with smoked glass insets, wood laminate flooring, wooden internal door leading to:

### Hallway

Enclosed storage cupboard, wood laminate flooring, double panelled radiator, enclosed electricity meter, stairs leading to first floor

### Living Room 15'2" x 10'4" (4.64m x 3.16m)

Dual aspect windows allowing for plenty of natural light, wood laminate flooring, double panelled radiator

### Kitchen 15'3" x 11'10" (4.66m x 3.62m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer, integrated oven and hob with extractor hood, plumbed for a washing machine, vinyl flooring, double panelled radiator, access to back hall and rear yard

### Downstairs WC

Low flush WC, wall mounted wash hand basin

### First Floor

### Landing

Enclosed hot press with additional storage, access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath, vinyl flooring, panelled radiator

### Bedroom 1 9'6" x 12'0" (2.92m x 3.67m)

2 enclosed storage cupboards, panelled radiator

### Bedroom 2 12'2" x 7'0" (3.72m x 2.14m)

Vinyl flooring, panelled radiator

### Bedroom 3 15'4" x 11'1" (4.68m x 3.39m)

Vinyl flooring, panelled radiator

### Outside



Paved enclosed rear yard, enclosed oil boiler, access to entry



## 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.