



## 3B Forthriver Road , Belfast, BT13 3SB

**Offers In The Region Of  
£79,950**

Spacious Ground Floor Apartment With Wooded Backdrop Close To Excellent Local Amenities

A fabulous opportunity to purchase a superbly appointed ground floor apartment set within this most desirable residential development. The spacious interior comprises 1 bedroom, spacious lounge, separate fitted kitchen and classic white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and benefits from little or no maintenance worries. Minutes walk from excellent local amenities and with direct access to the city makes this the perfect buy for the first time buyer, investor or those wishing to downsize.

Immediate inspection highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 3B Forthriver Road

, Belfast, BT13 3SB



- Purpose Built Apartment Block
- Fitted Kitchen
- Upvc Double Glazed Windows
- Highly Regarded Location
- Spacious Ground Floor Apartment
- Classic White Bathroom
- Communal Gardens
- 1 Bedroom 1 Reception Room
- Gas Fired Central Heating
- £34 Monthly Maintenance Charge

## Communal Entrance Hall

Intercom entry

## Entrance Hall

Composite entrance door, cloaks, storage cupboard.

## Lounge

13'6" x 10'1" (4.13 x 3.09)  
Two panelled radiators

## Kitchen

10'0" x 9'6" (3.07 x 2.90)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker

space, under fridge space, partly tiled walls, double panelled radiator, wall mounted gas boiler.

Mature gardens front side and rear in lawn shrubs and flower beds. Patio areas with bench seating, drying areas rear access from communal hall.

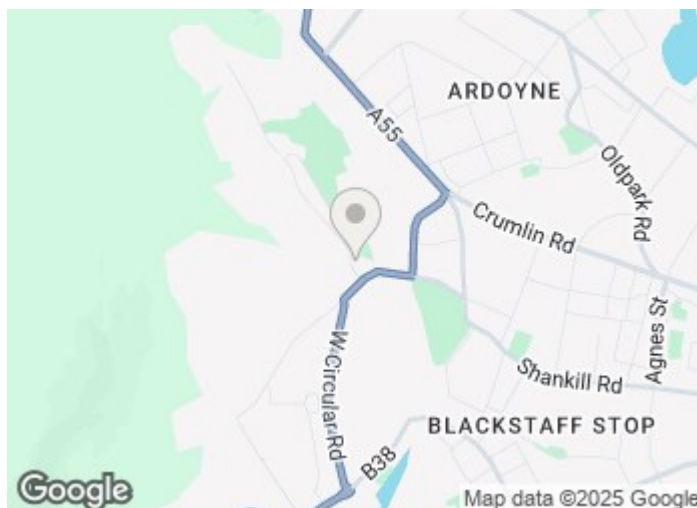
## Bathroom

Classic white bathroom suite comprising disabled shower cubical with electric shower, wash hand basin, low flush wc, partly tiled walls, panelled radiator.

## Bedroom

13'3" x 10'7" (4.06 x 3.23)  
Built-in robe, panelled radiator.

## Communal Gardens

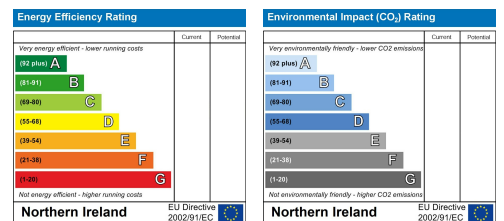


## Directions



# Floor Plan

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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