



29b Kilwarlin Crescent, Belvoir Park, Belfast, BT8 7EN

Asking Price £95,000

We are delighted to offer for sale this very spacious first floor apartment in a popular and most convenient position within Belvoir Park. Kilwarlin Crescent is a quiet cul-de-sac located at the Shaw's Bridge end of Belvoir Drive and is within walking distance to the excellent selection of shops, schools, parks and transport links all within the local area.

The accommodation itself is both bright and deceptively spacious with two good size bedrooms, lounge / dining room, a modern fitted kitchen, and a white bathroom suite. Externally there is gardens to the front and rear along with outside storage. The property also benefits from gas fired central heating and double glazing throughout.

With little to do other than adding your own personal touches, this is a fantastic purchase for a first time buyer or investor looking for a low maintenance property in a highly demanded area. Viewings are available on request now.

- First Floor Apartment
- Spacious Lounge
- White Bathroom Suite
- Double Glazed
- Excellent Location close to shops, parks and transport links
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Gardens Areas to Front and Rear
- Fantastic First Time Purchase / Investment

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

Entrance Hall 4'11" x 3'6" (1.52m x 1.07m)

Glazed upvc front door opens onto entrance hall.

Lounge / Dining Room 14'10" x 12'4" (4.54m x 3.76m)



Spacious lounge with laminate flooring

Modern Fitted Kitchen 10'11" x 8'1" (3.34m x 2.48m)



Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops and stainless steel sink with drainer. Part tiled walls and tile effect vinyl flooring. Plumbed for washing machine.

Bedroom 1 13'9" x 9'3" (4.20m x 2.83m)



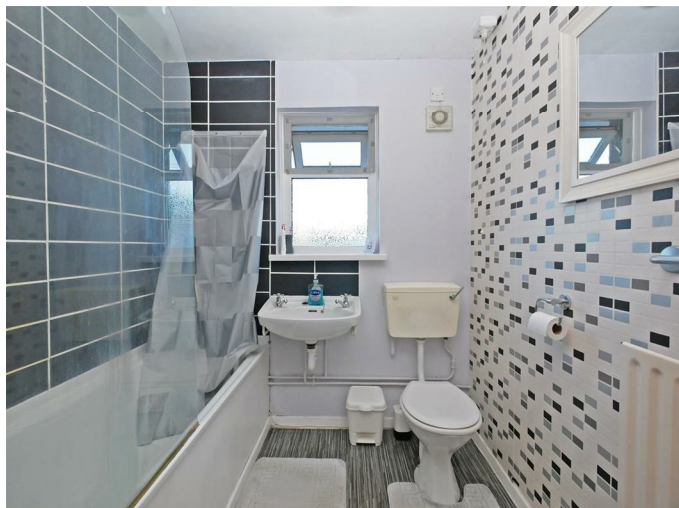
Spacious double bedroom with laminate flooring. Access to built-in storage space.

Bedroom 2 11'2" x 8'2" (3.41m x 2.50m)



Double bedroom with laminate flooring and built-in storage.

White Bathroom Suite 8'1" x 6'5" (2.47m x 1.97m)



White bathroom suite comprising of panelled bath with over hanging electric shower, wash hand basin with stainless steel taps and low flush. Part tiled walls and vinyl flooring.

Property Front



Private garden space with laid lawn bordered by timber fencing. Access to storage cupboard housing gas boiler.

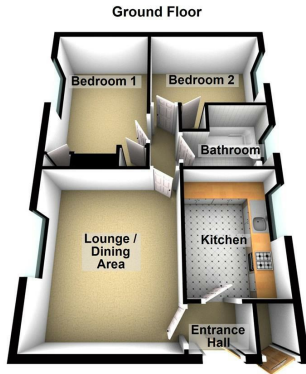
Property Rear

Enclosed garden area to the rear bordered by timber fencing. Access to additional outhouse store room.

Management Fees

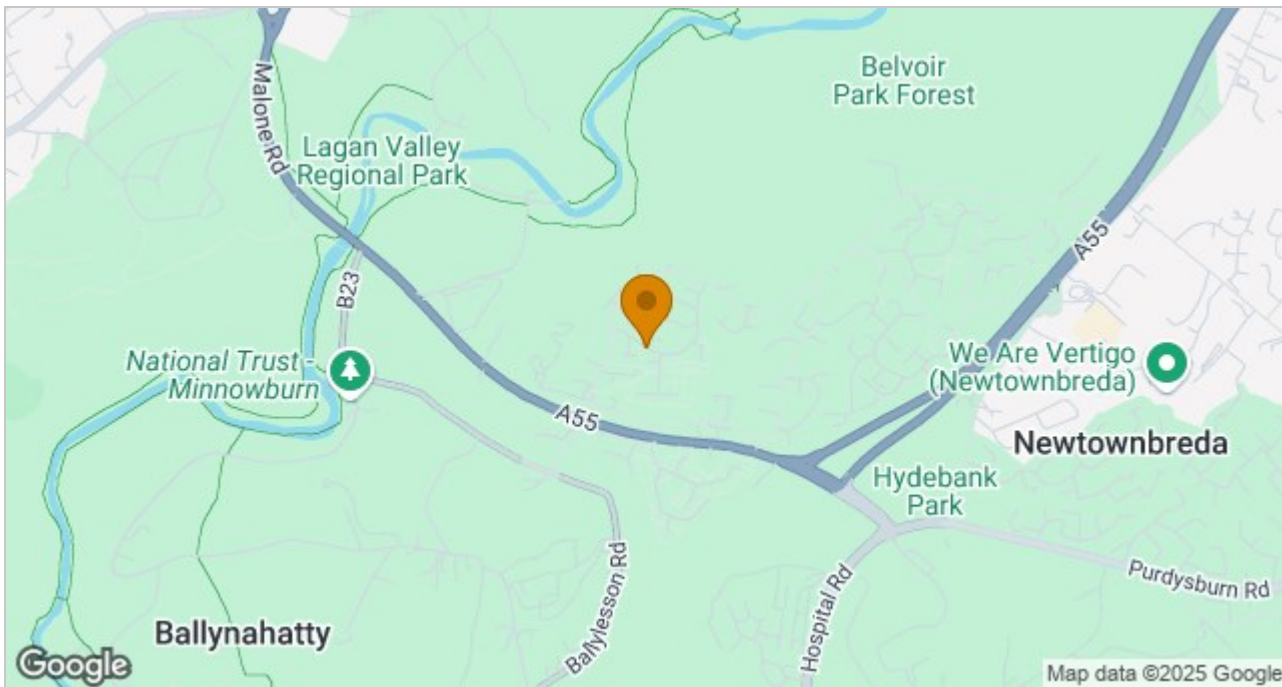
Please note that the service charges are approx £30 per month and there is currently 88 years left remaining on the lease.

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



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