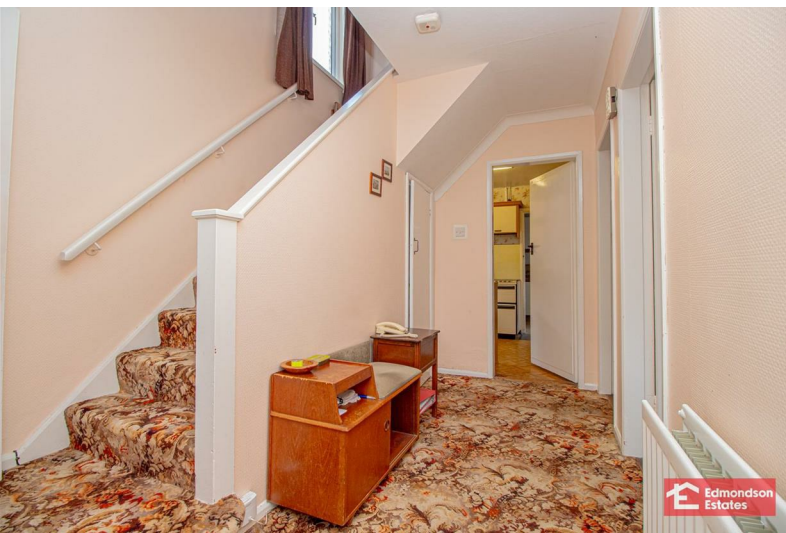




## 19 Norwood Drive

Belfast, BT4 2EA

Offers Around £279,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood glazed front door. Stairwell to first floor. Access to store.

#### LOUNGE

12'4 x 11'6 (3.76m x 3.51m)  
widest points.

#### DINING ROOM

12'0 x 11'6 (3.66m x 3.51m)

#### FITTED KITCHEN

8'9 x 7'10 (2.67m x 2.39m)

Fitted kitchen with high and low level storage units and work surfaces. Space for low level appliances. Part tiled walls.

#### UTILITY ROOM

8'2 x 6'9 (2.49m x 2.06m)

High and low level storage units. Gas fired central heating boiler. Space and plumbing for washing machine and tumble dryer. PVC double glazed rear door.

#### FURNISHED CLOAKROOM

Fitted two piece suite comprising wash hand basin and WC.

### FIRST FLOOR

#### LANDING

Access to roof space.

#### BEDROOM 1

12'5 x 10'4 (3.78m x 3.15m)

Access to twin wardrobes.

#### BEDROOM 2

12'0 x 11'4 (3.66m x 3.45m)

widest points. Access to store.

#### BEDROOM 3

12'6 x 11'7 (3.81m x 3.53m)

widest points.

#### FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Tiled walls to shower. Access to hot press.

#### EXTERNAL

Front garden in lawn with array of trees and shrubs. Private driveway in tarmac with cast iron entrance gates.

Secluded rear garden in lawn with paved patio area, and array of plants, trees and shrubs.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

#### DETACHED GARAGE

Roller shutter door.

Separate service door.



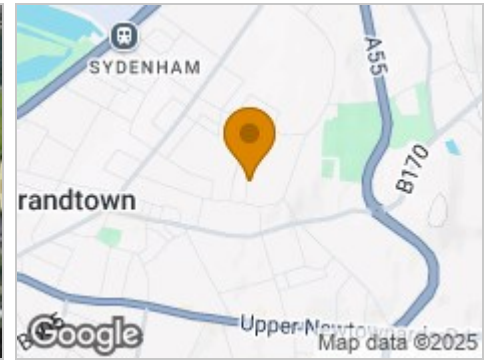
## Road Map



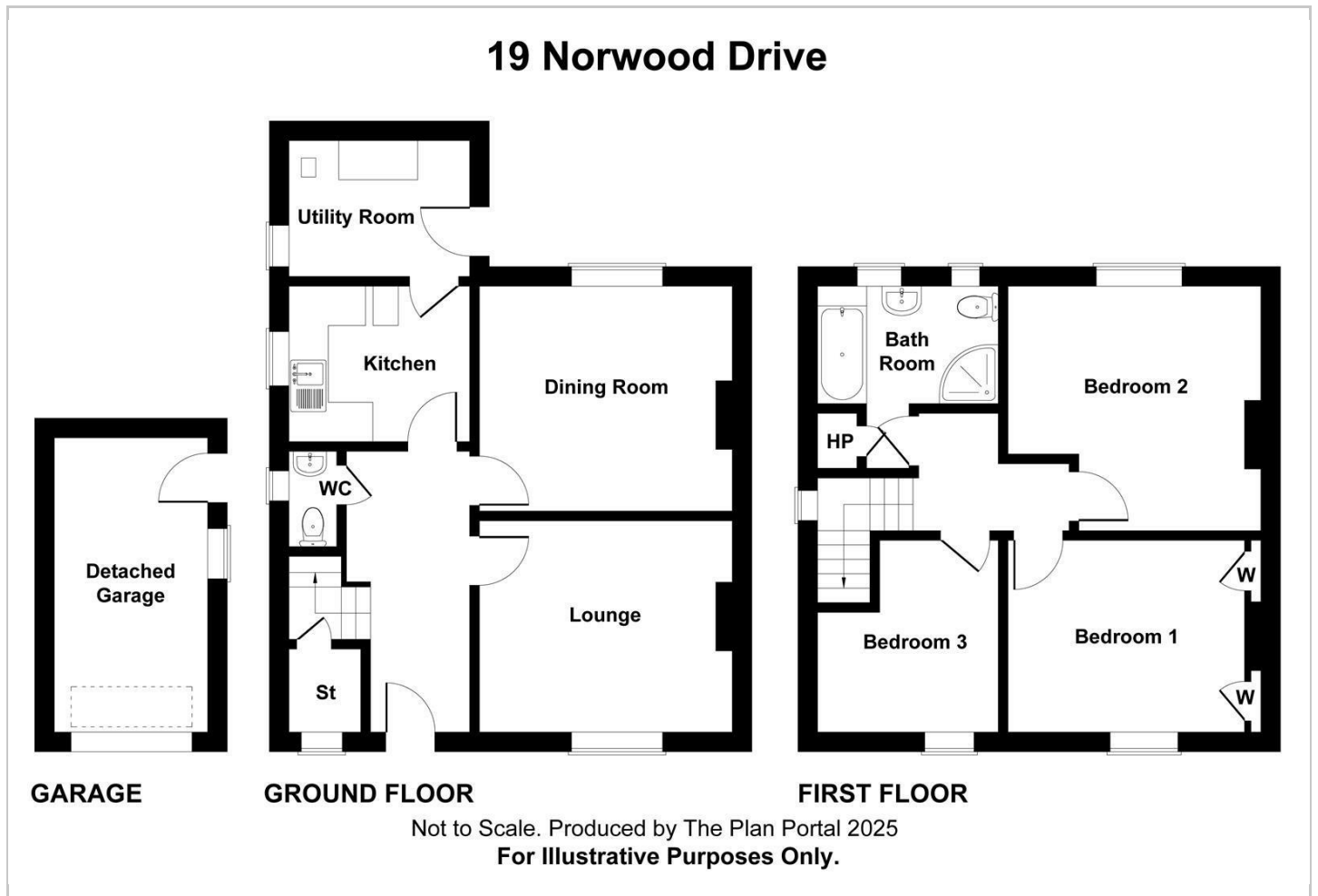
## Hybrid Map



## Terrain Map



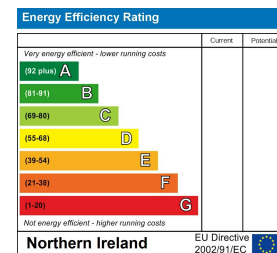
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.