



## 36 Forthriver Road , Belfast, BT13 3SJ

**Offers In The Region Of  
£99,950**

Modern Constructed Red Brick Bungalow In This Popular Residential Location Close To Local Amenities.

Holding a prime main road position with private rear garden this modern constructed bungalow offers accommodation all on one level. The modern interior comprises 1 bedroom, lounge, fitted kitchen and modern white bathroom suite complete with separate shower cubicle. The dwelling further offers uPvc double glazed windows, recently installed gas fired central heating, recent improvement works and has been maintained to an excellent standard throughout.

Conveniently positioned close to the hustle and bustle of the Ballygomartin Road with the city a short distance away combines with low outgoings make this the perfect home for young or old alike - Early Viewing is 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	



# 36 Forthriver Road

, Belfast, BT13 3SJ



- Modern Constructed Red Brick Bungalow
- 1 Bedroom
- Fitted Kitchen
- Classic White Bathroom Suite
- Recently Installed Gas Central Heating
- Recent Improvement Works
- Lounge
- Upvc Double Glazed Windows
- Maintained To An Excellent Standard Throughout
- Close To Local Amenities

## Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

## Lounge

12'8" x 9'6" (3.87 x 2.90)

Attractive fireplace, double panelled radiator.

## Kitchen

9'5" x 9'3" (2.88 x 2.82)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator.

## Bathroom

Modern white bathroom suite comprising shower cubicle, telephone hand set shower, pedestal wash hand basin, low flush wc, partly tiled walls, pvc walls, extractor fan, double panelled radiator.

## Bedroom

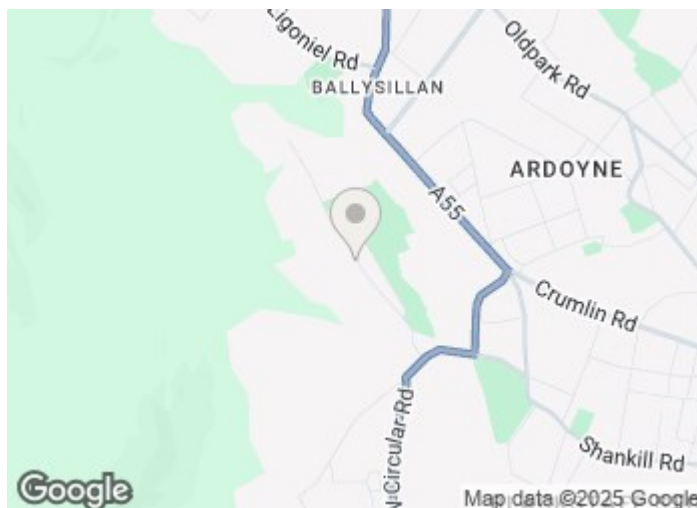
9'10" x 9'4" (3.02 x 2.87)

Built-in robes, built-in storage, concealed gas boiler, wood laminate floor.

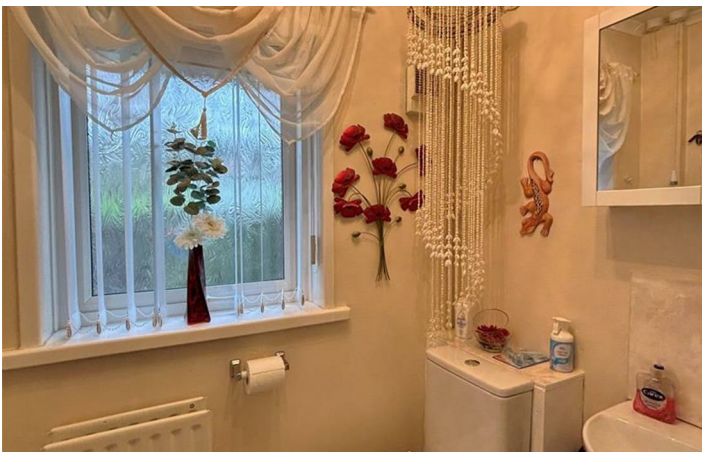
## Outside

Enclosed front garden with

mature lawn and patio. Hard landscaped rear in artificial grass and patio.

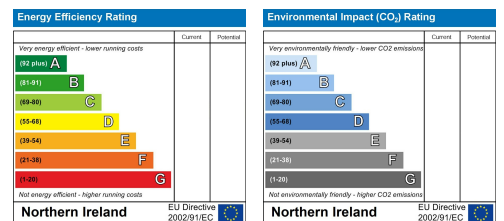


## Directions



# 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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