



**Fetherston
Clements**

ESTATE AGENTS

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38b Kingsway Park

Belfast

BT5 7EW

Offers In Region Of £130,000

38B KINGSWAY PARK, BELFAST, BT5 7EW

- Spacious First Floor Apartment Extending To c.1,000 sqft
- Three Bedrooms - One With En Suite Shower Room
- Generous Living Room
- Open Plan Kitchen / Dining Area
- Bathroom With White Suite
- Gas Fired Central Heating
- Double Glazed
- Mature Communal Garden Laid In Lawn
- Car Parking To The Front Of The Development
- Popular & Convenient Location



Property Description

This deceptively spacious first floor apartment offers bright accommodation throughout. Internally the property briefly comprises three bedrooms - one with ensuite, spacious living room, open plan kitchen / dining space and a bathroom with white suite. Externally there is a well maintained mature communal garden laid in lawn and car parking to the front. Additional benefits include gas fired central heating and double glazing.

The property's location offers ease of access to a range of amenities, arterial routes to Belfast City Centre and all that Kings Square has to offer.





Property Comprises

UPVC front door with glazed panels to...

ENTRANCE PORCH

Tiled floor. Glazed door to..

ENTRANCE HALL

Stairs to first floor.

LANDING

Access to built in storage.

LIVING ROOM 20' 9" x 14' 11" (6.35m x 4.55m) (Widest points)

Feature fireplace with hard wood surround, tiled inset and matching hearth.
Recessed low voltage spot lights.

HALLWAY

Access to roof space. Access to hot press with linen shelving. Access to storage cupboard.





KITCHEN / DINING ROOM 18' 4" x 8' 4" (5.61m x 2.56m)

Range of high and low level units with formica worktop. Stainless steel sink with mixer tap. Tiled splash back. Integrated oven. Integrated four ring hob. Extractor hood. Plumbed for dishwasher. Plumbed for washing machine. Sliding door with Juliet balcony over looking communal garden.

BEDROOM ONE 19' 5" x 10' 7" (5.92m x 3.23m) (Widest points)

ENSUITE

White suite comprising low flush w.c. Vanity wash hand basin with mixer tap. Corner shower with thermostatic shower. Recessed low voltage spot lights. Extractor fan.

BEDROOM TWO 11' 7" x 8' 6" (3.55m x 2.61m)



BEDROOM THREE 8' 3" x 8' 1" (2.54m x 2.47m)

BATHROOM

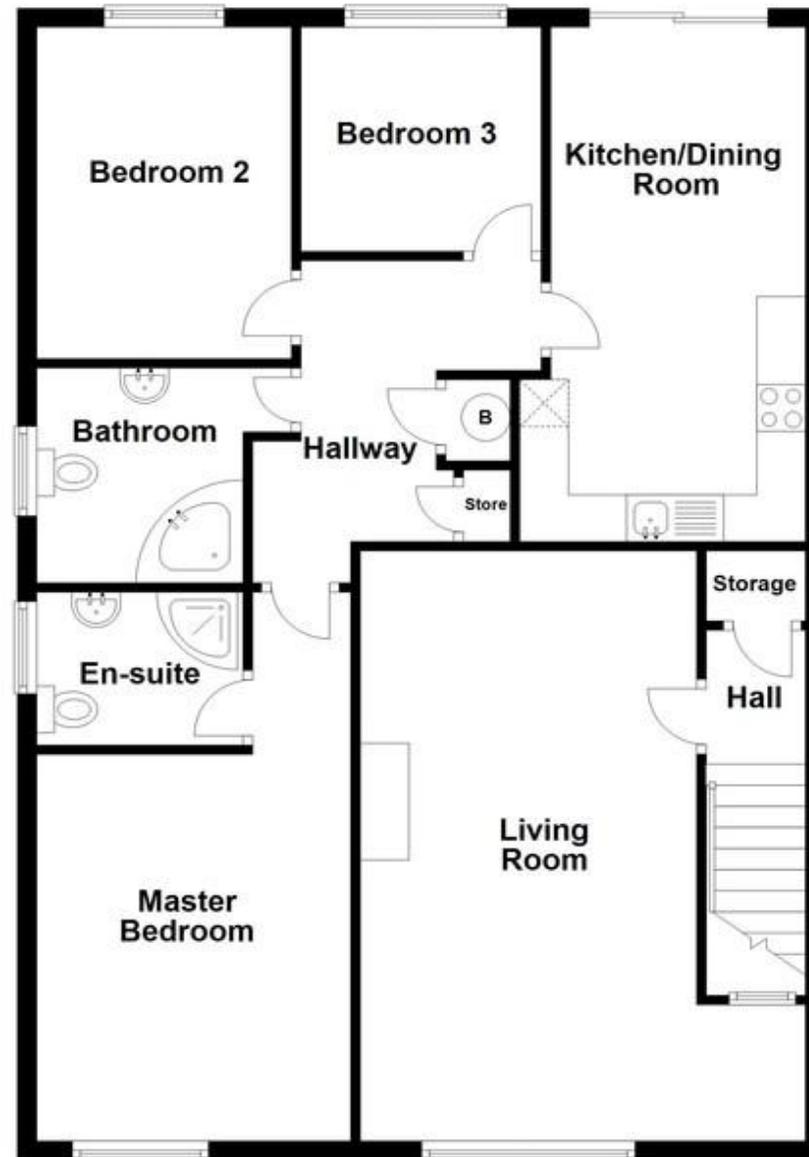
White suite comprising low flush w.c. Vanity was hand basin with mixer tap. Corner bath with mixer tap. Recessed low voltage spot lights. Extractor fan.

OUTSIDE

Car parking to the front. Mature communal garden laid in lawn bordered by mature shrubbery and planted beds.

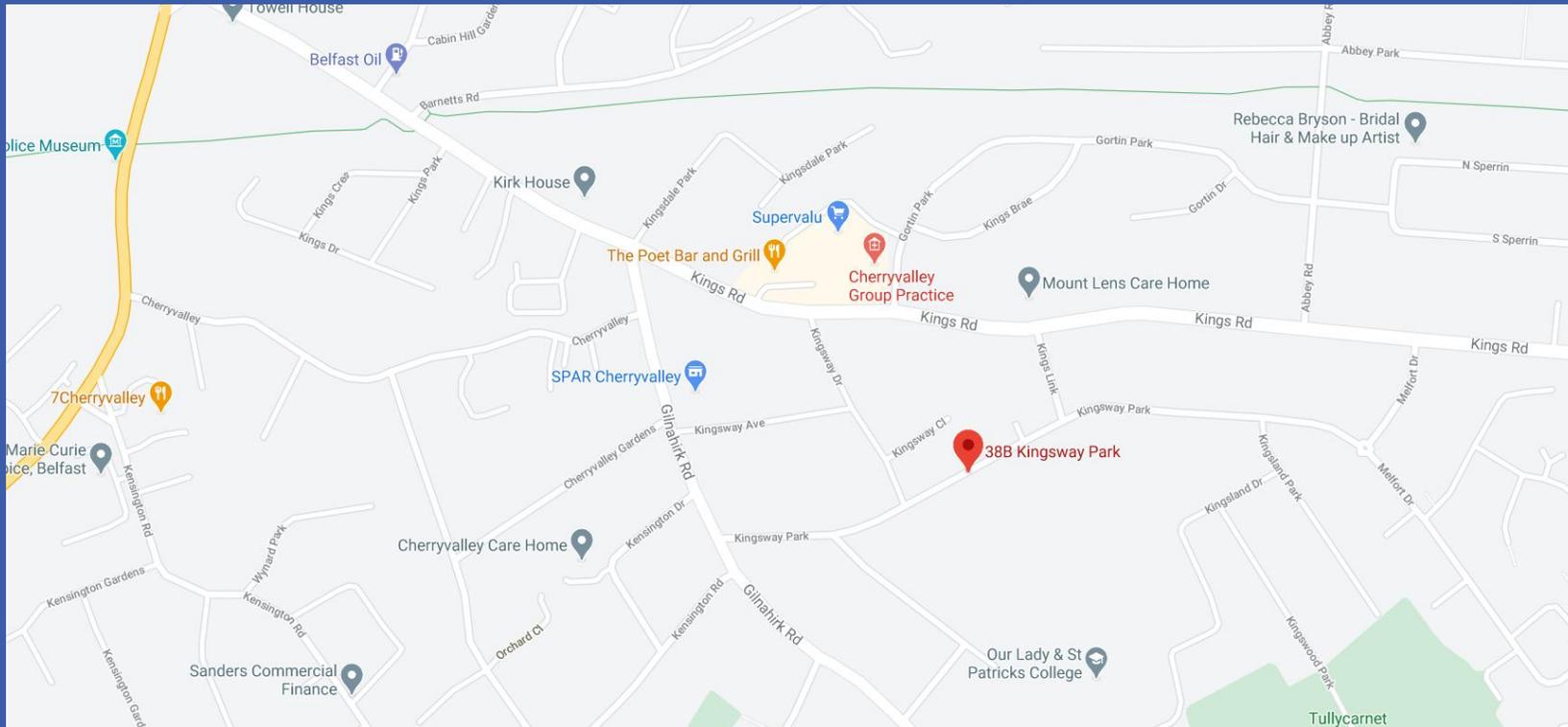


First Floor



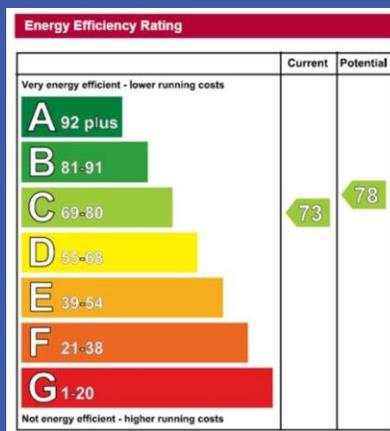
This plan is for illustrative purposes only.
Plan produced using PlanUp.

38B kingsway Park, Belfast



Directions:

Please see map above.



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