



## 128 Erinvale Drive, Belfast, BT10 0GF

**Price Guide £180,000**

Located in the popular Erinvale development just off Finaghy Road South, we are pleased to offer for sale this semi-detached bungalow which has been well maintained and offers excellent family accommodation. Rarely does a property come to the market with such an enviable site with number 128 benefitting from a substantial garden to rear and large driveway to front, providing ample parking. Internally there are three good sized bedrooms, one spacious reception, kitchen with dining area and bathroom suite. Further benefits include Oil fired central heating, PVC double glazed windows and a utility room. Likely to appeal to a range of purchasers including families, downsizers and first time buyers, viewing is recommended.

- Excellent Semi-Detached Bungalow On Super Corner Site
- One Spacious Reception
- Oil Heating / Pvc Double Glazed Windows
- Tarmac Drive Providing Ample Parking
- Utility Room
- Three Good Sized Bedrooms
- Kitchen With Dining Area
- Large Private Enclosed Rear Garden
- Cul De Sac Location
- An Ideal First Time Buy / Downsize Opportunity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(37-49) <b>A</b>		
(41-51) <b>B</b>		
(55-65) <b>C</b>		
(66-77) <b>D</b>		
(78-84) <b>E</b>		
(85-90) <b>F</b>		
(91-100) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



## THE ACCOMMODATION COMPRISES

### ENTRANCE

Hardwood front door with glass panel.

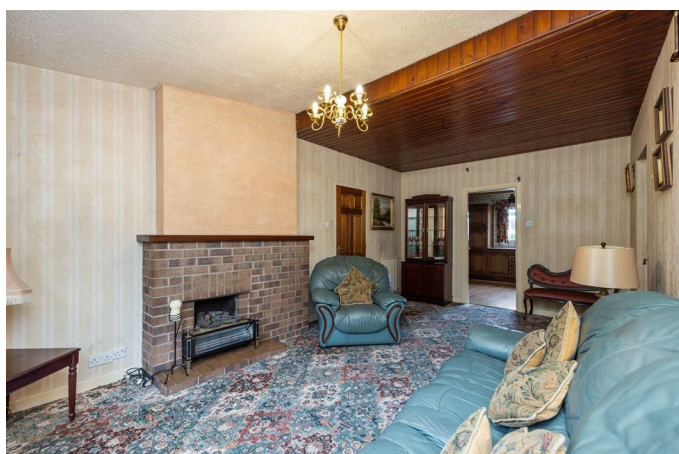
### RECEPTION HALL



### LIVING ROOM



Fireplace with brick surround.



### KITCHEN 11'1" x 10'5" (3.4 x 3.2)



Excellent range of high and low level units, integrated fridge / freezer, double stainless steel sink unit with mixer tap, built in ovens with 4 ring electric hob, extractor fan and part tiled walls.

### BEDROOM ONE 11'1" x 8'2" (3.4 x 2.5)



Built in storage.

### BEDROOM TWO 11'5" x 8'6" (3.5 x 2.6)



Built in wardrobe and storage.



### BEDROOM THREE 11'1" x 7'10" (3.4 x 2.4)



### BATHROOM



Comprising low flush W.C, pedestal wash hand basin, sunken bath with shower, fully tiled walls and vinyl floor.

### UTILITY ROOM 18'0" x 7'10" (5.5 x 2.4)

Stainless steel sink unit with mixer taps, plumbed for washing machine and access to front / rear of property.

### OUTSIDE



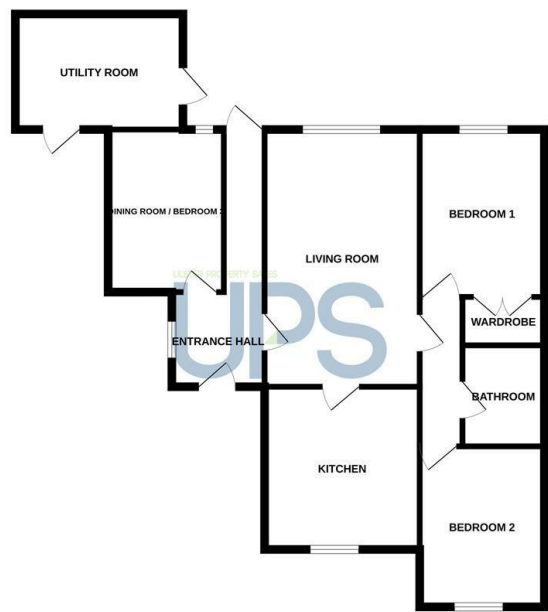
### GARDEN



Driveway to front with large enclosed garden to rear, decking area and garden shed.

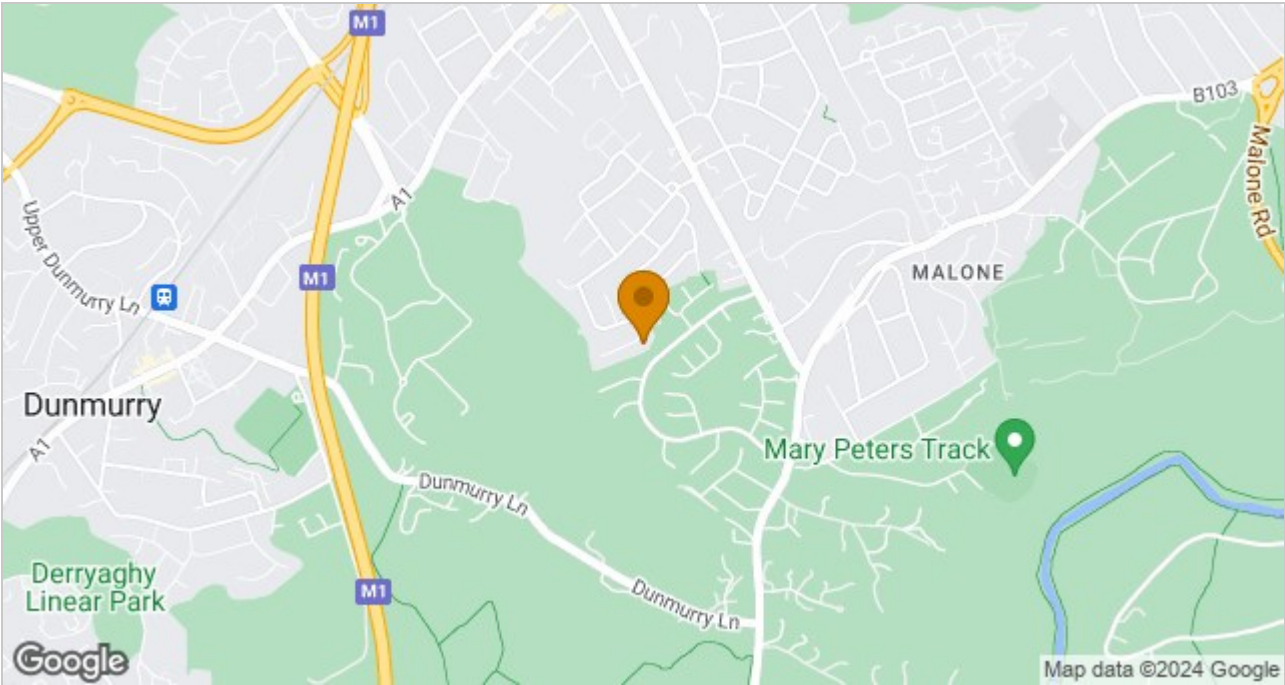
Floor Plan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency can be given.  
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Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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