



107 Erinvale Drive, Belfast, BT10 0GF

Asking Price £130,000

PUBLIC NOTICE

107 Erinvale Drive, Belfast, BT10 0GF.

We are acting in the sale of the above property and have received an offer of £127,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D61.

Situated in the popular Erinvale this semi-detached property will no doubt prove popular with potential buyers. The bright and spacious accommodation comprises two well proportioned bedrooms, one reception, storage room, kitchen with dining area and bathroom suite. The property also benefits from gas fired central heating and PVC double glazed windows. Externally the property boasts large tarmac driveway to front and private rear garden in lawn with patio area. Located in this highly sought after area we recommend immediate internal viewing. Freehold.

- Semi-Detached Bungalow
- Two Good Sized Bedrooms
- Tarmac Drive Providing Ample Parking
- An Ideal First Time Buy / Family Home
- One Reception
- Large Private Enclosed Rear Garden
- Gas Fired Heating / PVC Double Glazed Windows
- Freehold

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		61	66
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC Front door.

RECEPTION HALL

Laminate floor.

LIVING ROOM 14'5" x 10'5" (4.4 x 3.2)



Laminate floor with Feature fireplace.

KITCHEN / DINING 14'5" x 10'5" (4.4 x 3.2)



Range of high and low level units, plumbed for washing machine & dishwasher, stainless steel sink unit with mixer taps, 4 ring electric hob / built in oven, extractor fan, part tiled walls and tiled floor. Room for casual dining.

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



Laminate floor. Built in wardrobe

BEDROOM TWO 11'5" x 8'2" (3.5 x 2.5)



Laminate floor with built in storage.

STORAGE ROOM 5'10" x 5'2" (1.8 x 1.6)



Vaillant Gas boiler. Laminate floor.

BATHROOM 6'10" x 5'2" (2.1 x 1.6)



Wooden panel bath with electric Mira shower over, low flush W.C, pedestal wash hand basin, part tiled walls and tiled floor.

CONSERVATORY 20'0" x 5'10" (6.1 x 1.8)

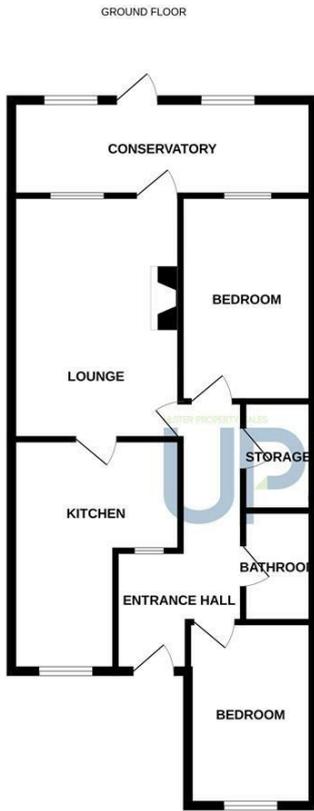
Vinyl wood effect floor. Access to enclosed garden to rear.

OUTSIDE



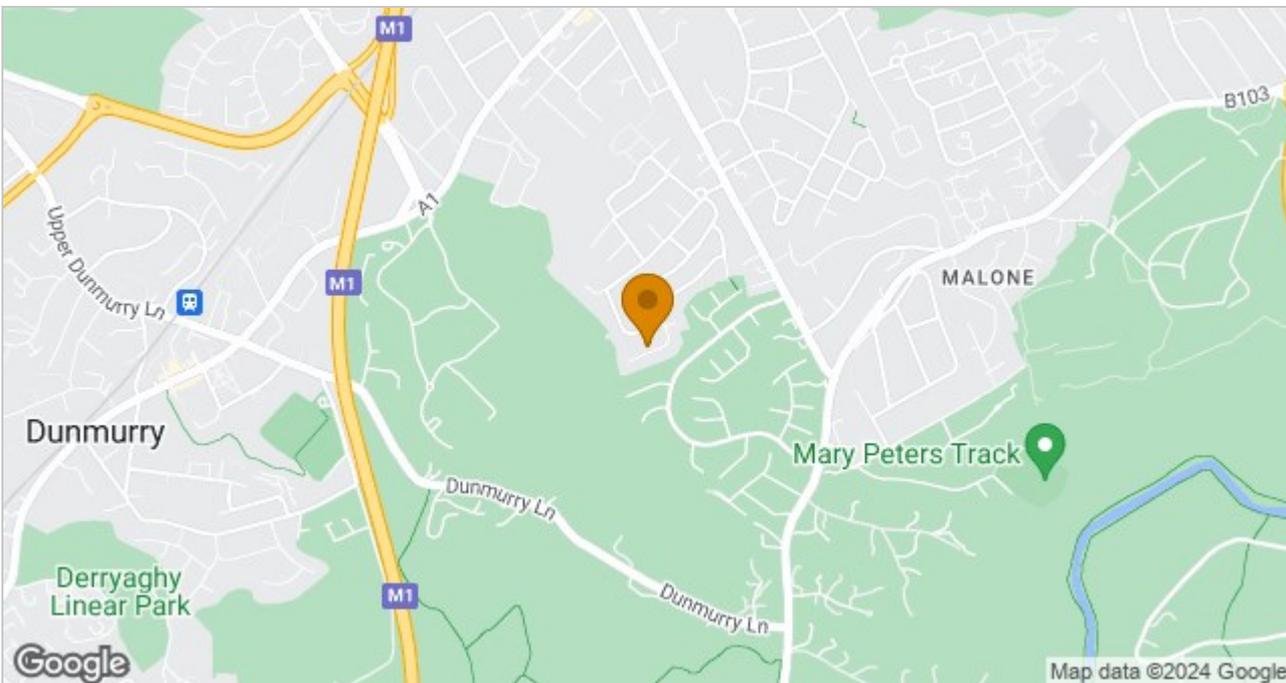
Extensive garden to rear in lawn with patio area. Large driveway to front with ample car parking and outside tap.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-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 as to their operability or efficiency can be given.
Made with Metropix ©2024

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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark