



## 17 Wedderburn Gardens, Belfast, BT10 0FZ

**Price Guide £175,000**

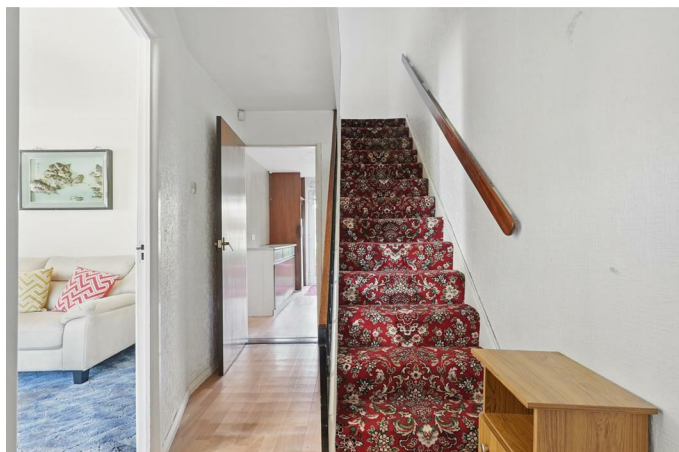
Located in the popular Erinvale development just off Finaghy Road South, we are pleased to offer for sale this end terrace home which offers excellent, well proportioned accommodation. On the ground floor there is a living room, kitchen and dining room. On the first floor there are three good sized bedrooms and bathroom suite. Outside there is an enclosed garden to rear, driveway providing off street parking and views over Wedderburn Park Playing Fields. Oil fired central heating and PVC double glazed windows are both in place. Within close proximity to a wide range of amenities including bus stops, Finaghy Train Station,, shops & leading schools, this home will appeal to a range of purchasers including families and first time buyers, viewing is recommended.

- Well Presented End Terrace Home
- Two Reception Rooms
- Oil Fired Central Heating / PVC Double Glazing
- Convenient Location Offering Easy Access To Transport Links, Leading Schools & Shops
- Three Good Sized Bedrooms
- First Floor Bathroom Suite
- Enclosed Rear Garden, Driveway Providing Off Street Parking, Overlooking Wedderburn Park Playing Fields
- Excellent Opportunity For The First Time Buyer Or Young Family

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
Northern Ireland		47	69
EU Directive 2002/91/EC			



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



PVC front door.

**LIVING ROOM 11'9" x 10'9" (3.6 x 3.3)**



**KITCHEN 10'9" x 7'2" (3.3 x 2.2)**



High and low level units, plumbed for washing machine, double drainer stainless steel sink unit with mixer tap.

**DINING ROOM 10'9" x 9'2" (3.3 x 2.8)**



**ON THE FIRST FLOOR**

**BEDROOM ONE 10'5" x 9'10" (3.2 x 3.0)**



**BEDROOM TWO 11'5" x 10'9" (3.5 x 3.3)**



Built in storage.

### BEDROOM THREE 8'10" x 7'2" (2.7 x 2.2)



### BATHROOM



Comprising low flush W.C, pedestal wash hand basin, bath.

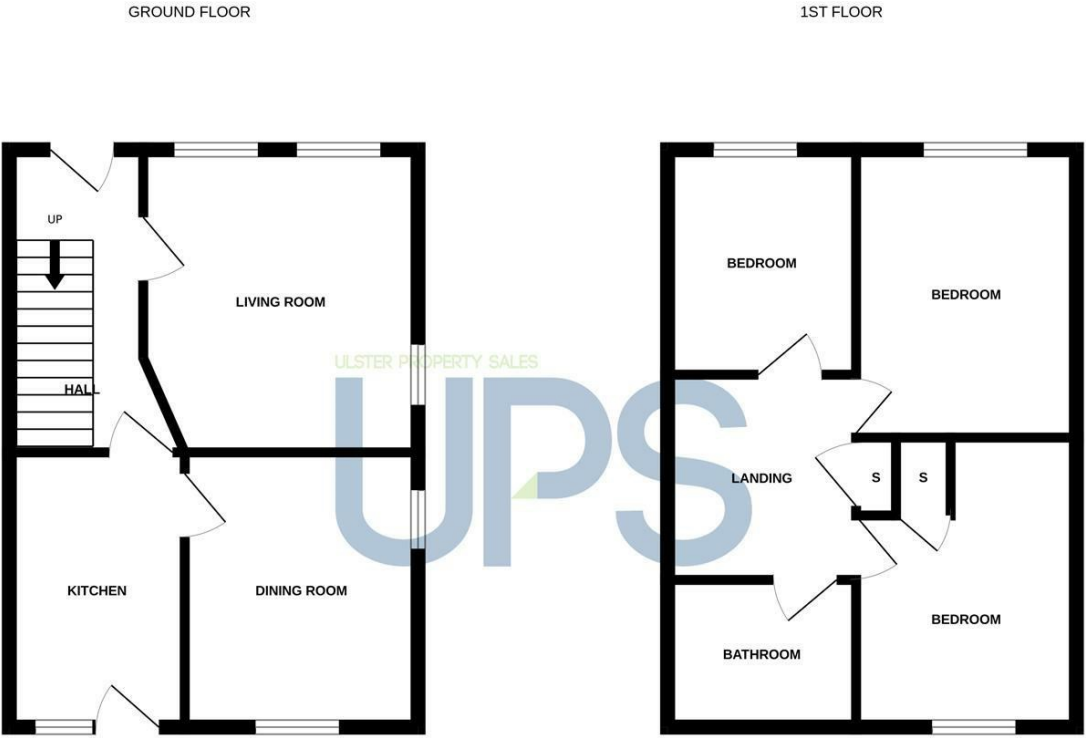
### OUTSIDE



Enclosed rear garden, front garden, driveway providing off street parking. Views over Wedderburn Park Playing Fields.



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.  
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Area Map



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