



5 Haddo Crescent, Belvoir Park Development, Belfast, BT8 8FX

Asking Price £335,000

Recently constructed, this end town house, offers superb, well proportioned accommodation comprising, lounge with wood burning stove, large shaker style kitchen dining living area to rear, providing direct access to the patio and rear garden, utility and downstairs toilet. Upstairs there are two good sized bedrooms, master with en-suite and white bathroom suite with a further two double bedrooms on the 2nd floor. The property also benefits from a gas heating system, double glazing and a high level of insulation making this an excellent, efficient family home. This particular property has been finished and presented to a show house standard leaving any potential purchaser with little or nothing to do but add furniture, The Belvoir Park development is positioned in fantastic location surrounded by open countryside and protected woodland whilst still being close to the Outer Ring providing easy access to South and South East Belfast, leading schools both primary and post primary and Forestside Shopping Centre. A short walk also provides access to Minnowburn Forest Park with picturesque walks along the Lagan Tow Path.

- End Town House
- Master With En-Suite
- Large Kitchen/Dining/Living
- Gas Heating/Double Glazed
- Easily Maintained Area to Front & Side
- Four Double Bedrooms
- Spacious Lounge With Wood burning Stove
- Downstairs W/C & Utility Area
- Driveway With Ample Parking
- Enclosed Rear Patio & Garden

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A		84	84
(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		EU Directive 2002/91/EC	

Entrance Hall



Glass panelled front door with fan light to entrance hall. Laminate wooden floor.

Lounge 15'7 x 13'8 (4.75m x 4.17m)



Granite fire-place with tiled hearth and brick inset housing wood burning stove. Low voltage spot-lighting. Laminate wooden floor.





Kitchen/Dining/Living Area



Range of high and low level units. Granite worktops. Franke old Belfast style sink. Ceramic hob with stainless steel extractor fan, 'Neff' electric oven and integrated microwave. Integrated dishwasher and fridge/freezer. Ceramic tiled flooring. Low voltage spotlights. Double glazed sliding doors leading to patio and garden to rear.





Utility Area

Plumbed for washing machine and tumble dryer. 'Ariston' gas boiler.

Down-stairs w.c



Low flush w.c Pedestal wash hand basin with tiled splash back. Extractor fan. Low voltage spot-lighting. Ceramic tiled flooring.

First Floor



Landing

Shelved hot-press. Low voltage spot-lighting.

Bedroom One 12'2 x 10'4 (3.71m x 3.15m)



En-Suite



Fully tiled shower cubicle with drench head shower attachment. Low flush w.c Pedestal wash hand basin with vanity unit. Ceramic tiled walls. Low voltage. Spot-lighting. Extractor fan.



Bedroom Two 10'7 x 10'2 (3.23m x 3.10m)



Contemporary White Bathroom

Panelled bath with shower above and glass shower screen, low flush w.c Pedestal wash hand basin. Partially tiled walls/. Ceramic tiled flooring. Low voltage spot-lighting. Extractor fan.



Second Floor



Landing

Access to roof space via pull down ladder. low voltage spot-lights. Storage cupboard with eaves storage.

Bedroom Three 10'4 x 10'3 (3.15m x 3.12m)



Velux window. Walk in dressing room.

Bedroom Four 10'4 x 9'7 (3.15m x 2.92m)



Low voltage spot-lights.

Outside

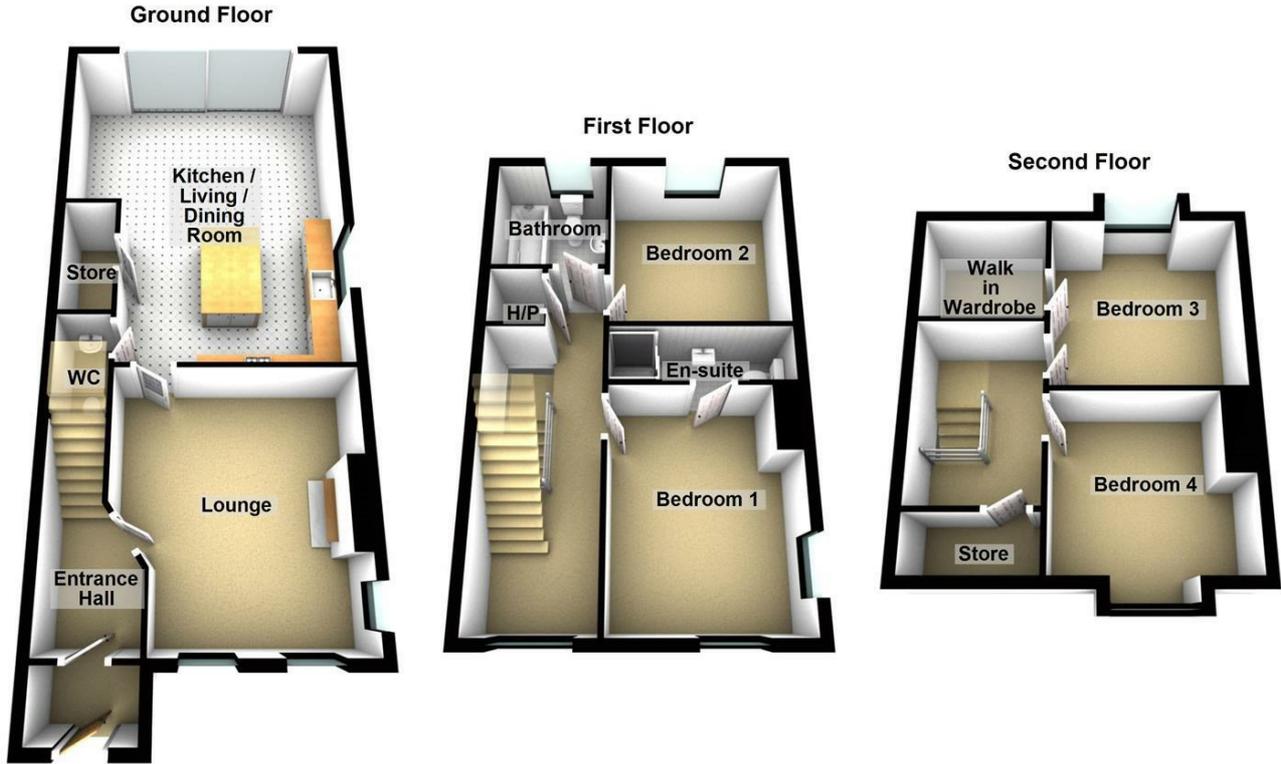


Front and side gardens laid in lawns.
Accessed from kitchen/dining/living to enclosed garden in lawn bordered by brick wall and fence with paved sitting area. Wooden shed.
Tarmac driveway with parking for several cars.



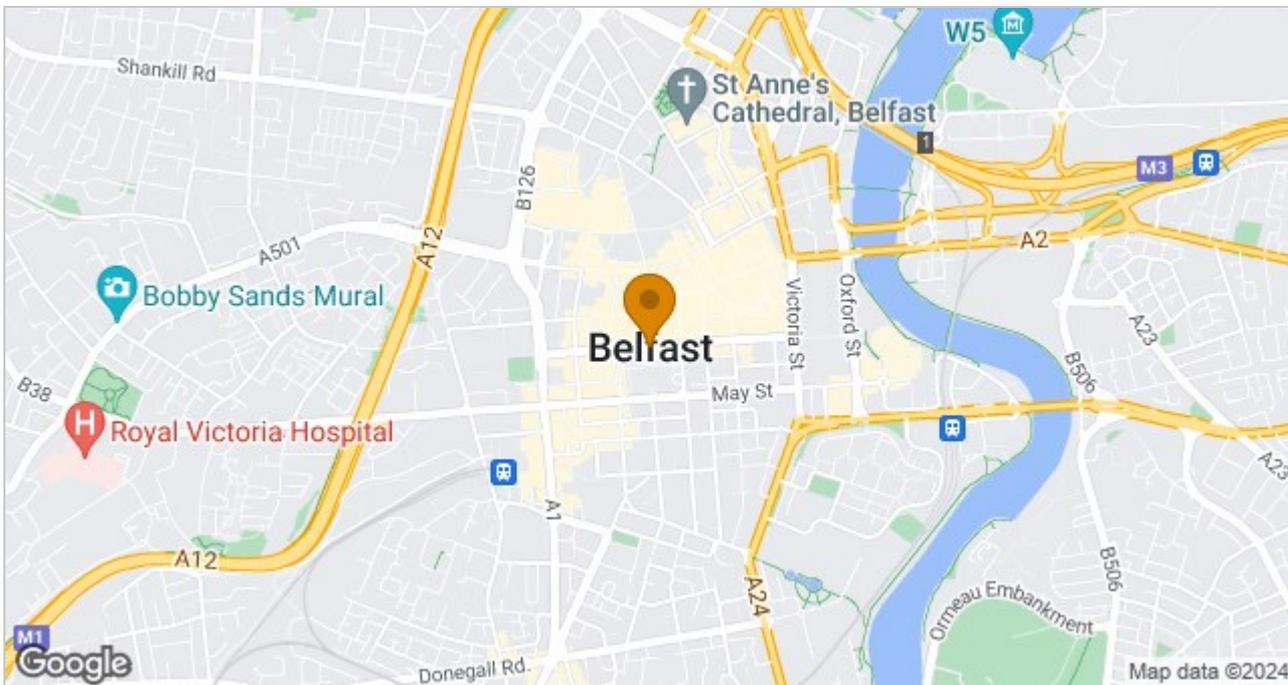


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

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

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121;
Registered Office: 9 Upper Crescent, Belfast BT17 1NT
©Ulster Property Sales is a Registered Trademark

