



71 Castlerobin Road, Belvoir Park, Belfast, BT8 7DY

Asking Price £149,950

Ideally positioned for those who are looking for a well maintained home, that also offers so much convenience to many amenities, including shopping facilities, a very reliable bus service along Belvoir Drive, outer ring and motorway links and popular public walkway access at Shaw's Bridge and Belvoir Park Forest. This property is both bright and spacious benefitting from 3 good size bedrooms, 2 separate reception rooms, a modern fitted kitchen and a 1st floor bathroom suite. Other benefits include oil fired central heating system, and double glazed windows. Outside there are well maintained gardens to the front and side as well as low maintenance rear patio areas. Well worth an immediate viewing, this home is sure to appeal and would make an ideal 1st time purchase in such a convenient and sought after position.

- Superb end terrace home
- Two separate reception rooms
- White bathroom suite
- Double glazed windows
- Gardens to the front, side and rear
- Three good size bedrooms
- Modern fitted kitchen
- Oil fired central heating
- Corner site position
- So convenient to many amenities

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

The accommodation comprises

Composite front door leading to entrance hall.

Entrance hall

Under stairs cloaks area.

Lounge 14'8 x 12'2 (4.47m x 3.71m)



Laminate flooring.

Dining room 13'1 x 11'5 (3.99m x 3.505m)



Laminate flooring.

Kitchen 11'8 x 7'3 (3.56m x 2.21m)



Modern fitted kitchen with a full range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, plumbed for washing machine, fridge freezer space, pvc panelled ceiling, recessed spotlights, laminate flooring.

1st floor

Landing, access to the roof space, built in storage.

Bedroom 1 14'8 x 8'9 (4.47m x 2.67m)



Built in robe, additional sliding robes.

Bedroom 2 11'1 x 10'10 (3.38m x 3.30m)



Dual aspect windows.

Bedroom 3 11'2 x 7'5 (3.40m x 2.26m)



Bathroom 8'11 x 5'9 (2.72m x 1.75m)

White suite comprising panelled bath, mixer taps, Mira sport shower, low flush w/c, pedestal wash hand basin, fully tiled walls, tiled floor, wood panelled ceiling, hot press.

Outside



Corner site location with gardens to the front, side and also to the rear. Side gate access.

Front and side gardens

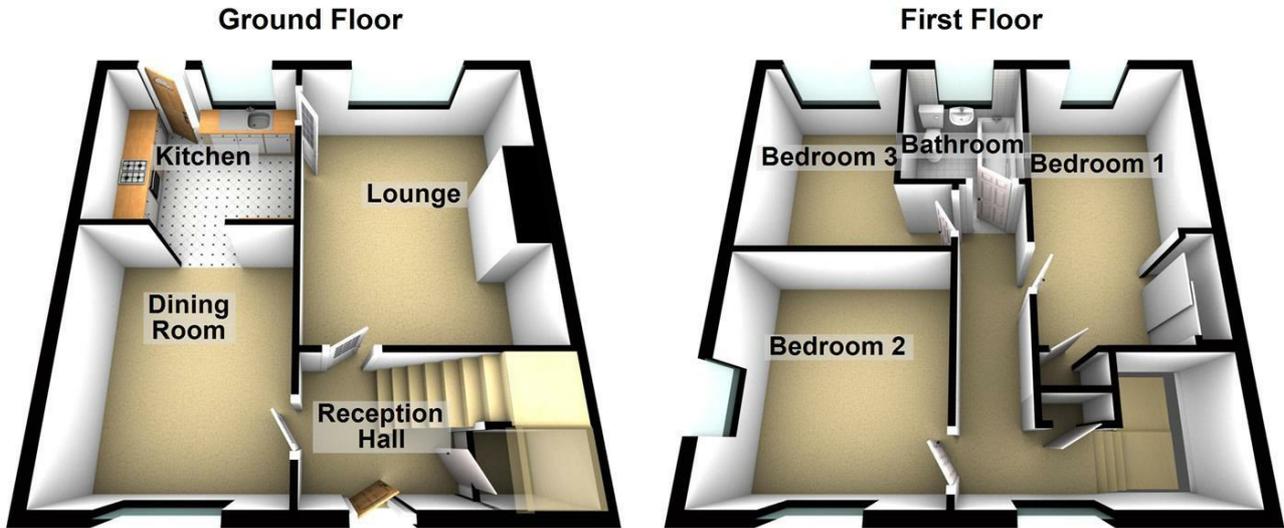
Gardens to the front and side laid in lawn.

Rear gardens



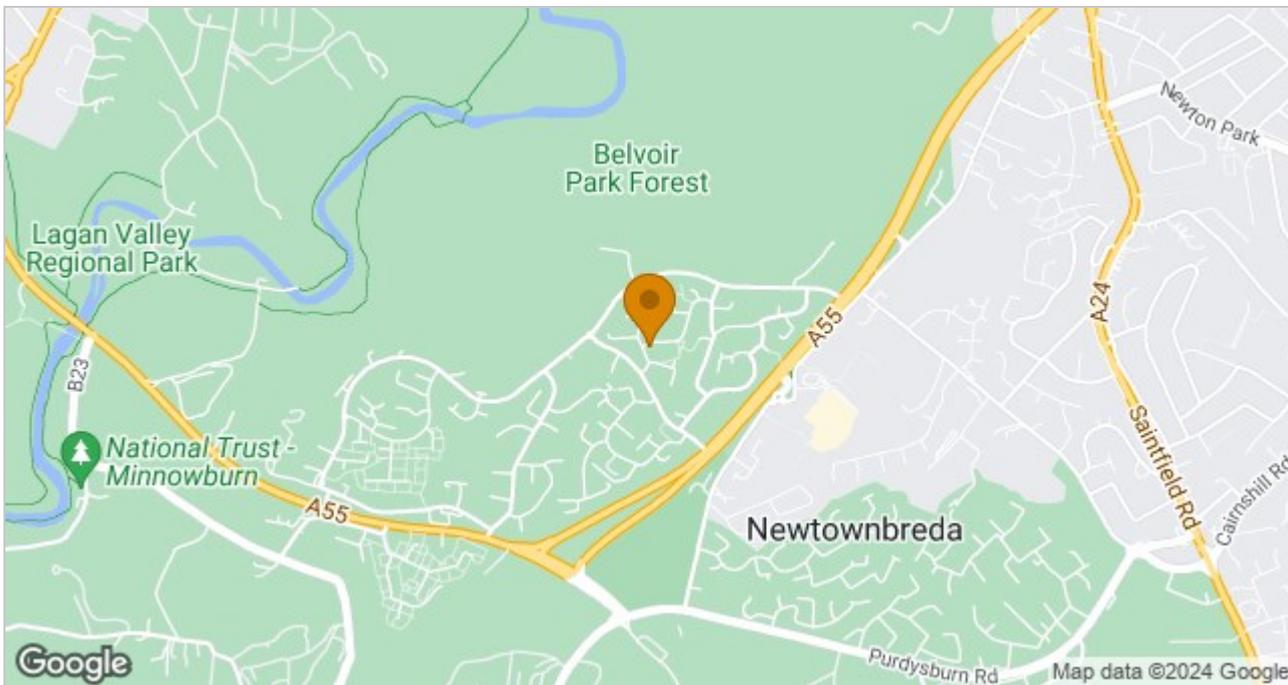
Easily maintained rear gardens, flagged and loose stone areas, pvc oil tank, boiler house housing oil fired boiler, outside light and tap, outhouse with excellent outside storage.

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

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
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