



67 Castlerobin Road, Belvoir Park, Belfast, BT8 7DX

Asking Price £155,000

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 deluxe white bathroom suite. Other benefits include gas fired central heating system, and double glazed windows. Outside there are well maintained gardens to the front and also to the rear. Well worth an immediate viewing, this superb home is in walk in condition and is sure to appeal to the 1st time buyer in such a convenient and sought after position.

- Modernised mid terrace home
- Two reception rooms
- Deluxe white bathroom suite
- Double glazed windows
- Immaculate condition throughout
- Three bedrooms
- Modern fitted kitchen
- Gas central heating
- Gardens to the front and rear
- Close to so many amenities

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		
EU Directive 2002/91/EC		

The accommodation comprises

Pvc double glazed front door leading to the entrance hall

Entrance hall

Tiled floor, under stairs cloaks.

Lounge 14'3 x 12'1 (4.34m x 3.68m)



Laminate flooring, Tv shelving and built in storage.

Dining room 12'7 x 10'3 (3.84m x 3.12m)



Tiled floor, small archway to the kitchen.

Kitchen 10'3 x 7'4 (3.12m x 2.24m)



Modern fitted kitchen with a full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, extractor fan, 4 ring hob and under oven, integrated dishwasher, fridge freezer space, recessed spotlights, tiled floor.

1st floor

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

Bedroom 1 14'2 x 8'8 (4.32m x 2.64m)



Range of built in bedroom furniture.

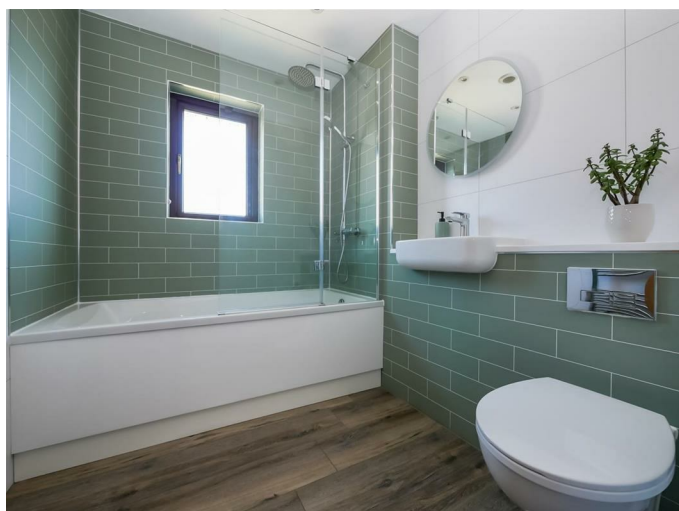
Bedroom 2 10'6 x 10'6 (3.20m x 3.20m)



Bedroom 3 10'9 x 7'4 (3.28m x 2.24m)



Bathroom



Deluxe white suite comprising panelled bath with chrome shower fittings, low flush w/c, wash hand basin, pvc panelled walls, extractor fan, recessed spotlights, chrome towel radiator.

Outside

Front gardens

Gardens to the front laid in lawn.

Rear gardens

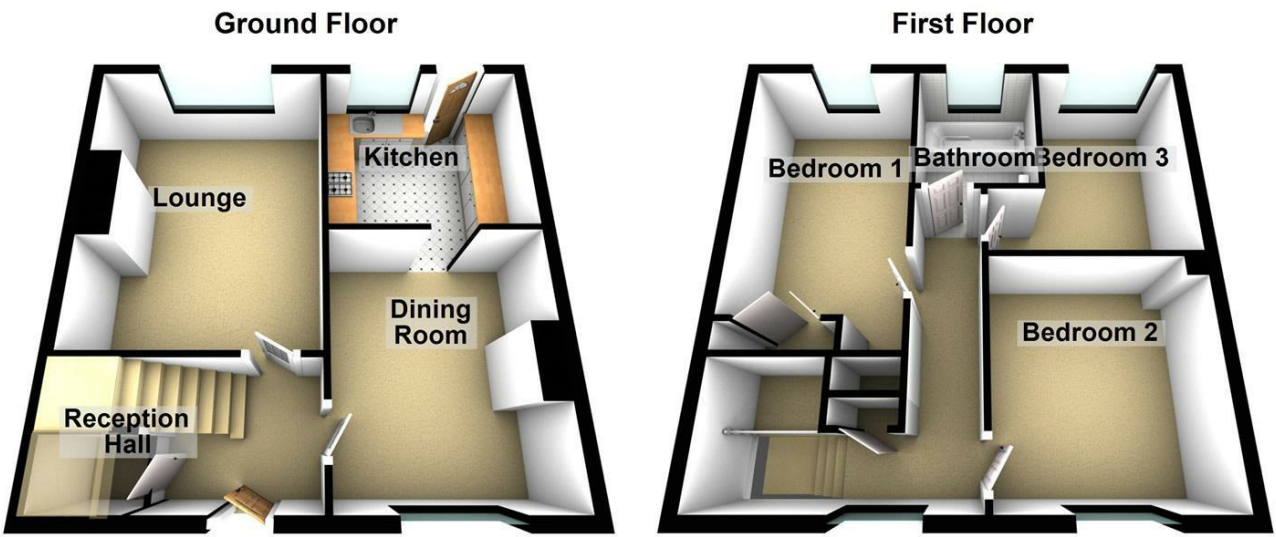


Gardens to the rear laid in lawn, outhouse, plumbed for washing machine, light and power.

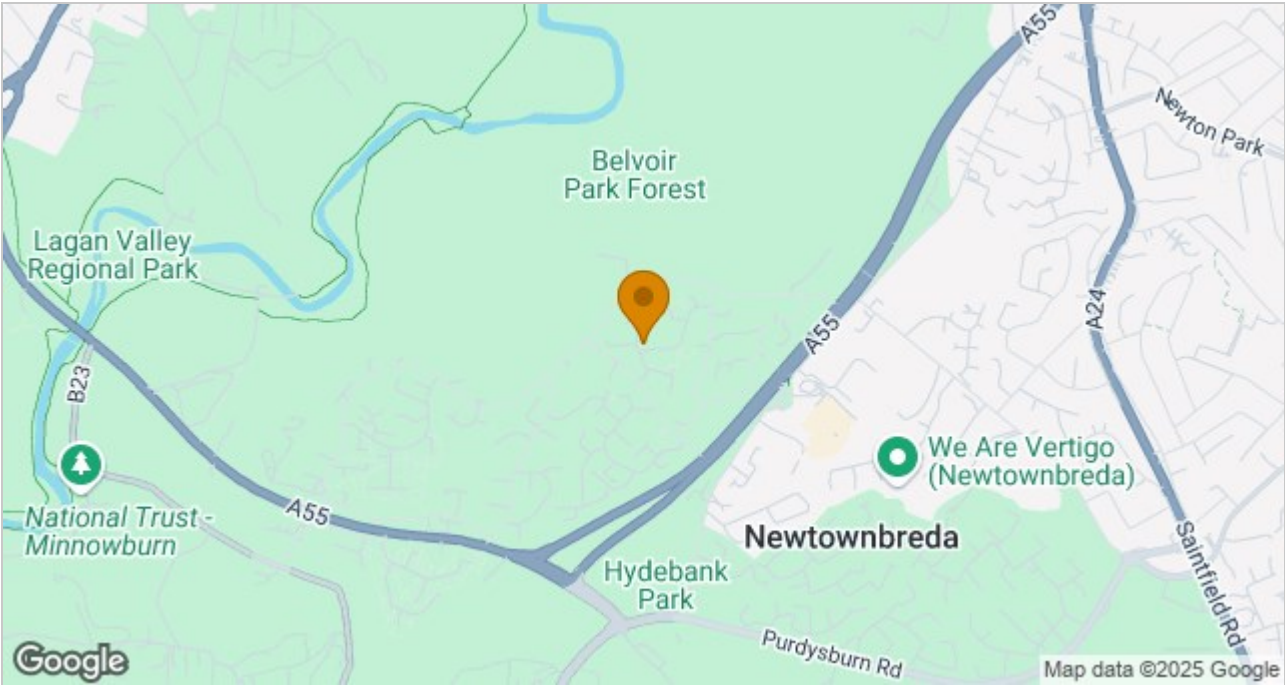
Rear elevation



Floor Plan



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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