



1 NORTH LINK, OFF FRUITHILL PARK, BELFAST, BT11 8HW



A very unique opportunity to acquire a truly magnificent, well maintained, perfectly presented and finished end town house that enjoys an extensive, landscaped, private and secure corner site. Three good, bright comfortable bedrooms. Newly installed Luxury fitted kitchen open to a casual dining area with feature Island and Upvc double patio doors. Luxury white Contemporary bathroom suite with Roll top bath / Feature Shower enclosure / separate w.c. Upvc double glazed windows / doors. Gas fired central heating system / Vertical radiators / Cast Iron Wood Burner. Feature floor covering and internal doors. Feature Pillars / gates / railings to an extended covered carport / Canopy with further double gates to enclosed car parking / landscaped gardens. Extensive, private and secure rear garden. Fresh youthful presentation throughout. An outstanding example of modern day living, coupled with privacy and convenience, well worth viewing as this home will not disappoint.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	70
(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	

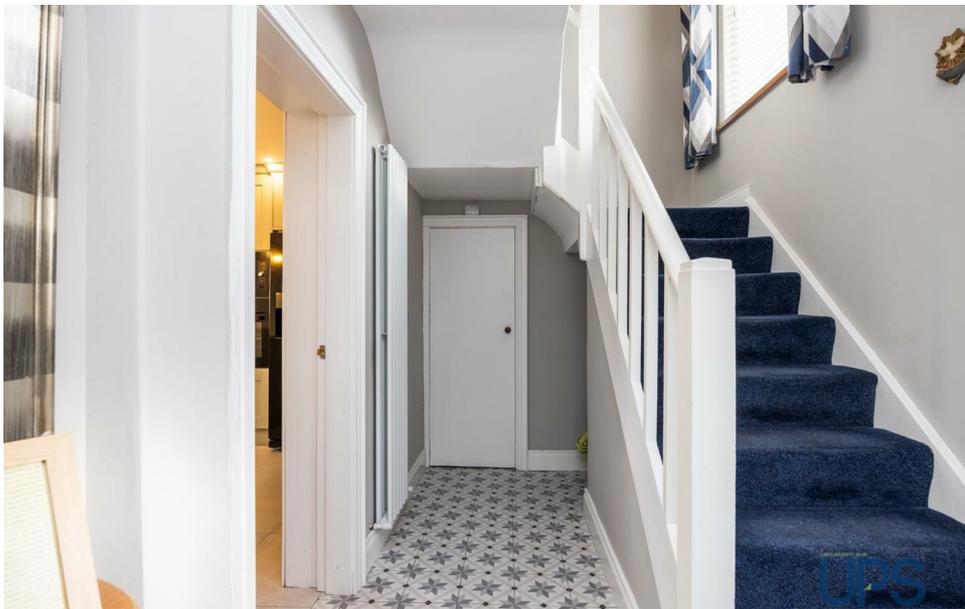
OFFERS AROUND £204,950

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Key Features

- Truly magnificent, well maintained perfectly presented End townhouse occupying a fantastic Corner site.
- Luxury fitted Newly installed kitchen open to a casual dining area with feature Island and double patio doors.
- Double glazed windows / doors.
- Pillars / gates / railings to feature Carport with large Canopy
- An outstanding example of modern day living coupled with privacy and convenience.
- Three good, bright, comfortable bedrooms.
- Luxury white bathroom suite with Roll top bath / Shower enclosure / Separate w.c.
- Gas central heating system.
- Extensive, private and secure landscaped rear garden / Private Corner Site.
- Early viewing highly recommended / Well worth a visit.





GROUND FLOOR

Upvc double glazed entrance door to :

ENTRANCE HALL

Ceramic tiled floor. Storage under stairs.

LOUNGE

19'2 x 16'2

Limestone fireplace with inset and hearth. Feature wood burner, feature flooring, vertical radiator, double patio doors.

LUXURY FITTED KITCHEN / DINING AREA

12'6 x 12'4

New range of high and low level units with feature work tops, Centre island, feature sink unit, built-in oven and 4 ring hob, overhead extractor hood, microwave, dishwasher, down lighters, feature flooring, storage understairs.

FIRST FLOOR

LANDING

SEPARATE W.C.

Low flush w.c, vertical radiator, pvc wall coverings.

PRINCIPLE BEDROOM 1

13'3 x 11'7

Built-in robes.

BEDROOM 2

11'8 x 6'5

BEDROOM 3

12'11 x 6'4

WHITE BATHROOM SUITE

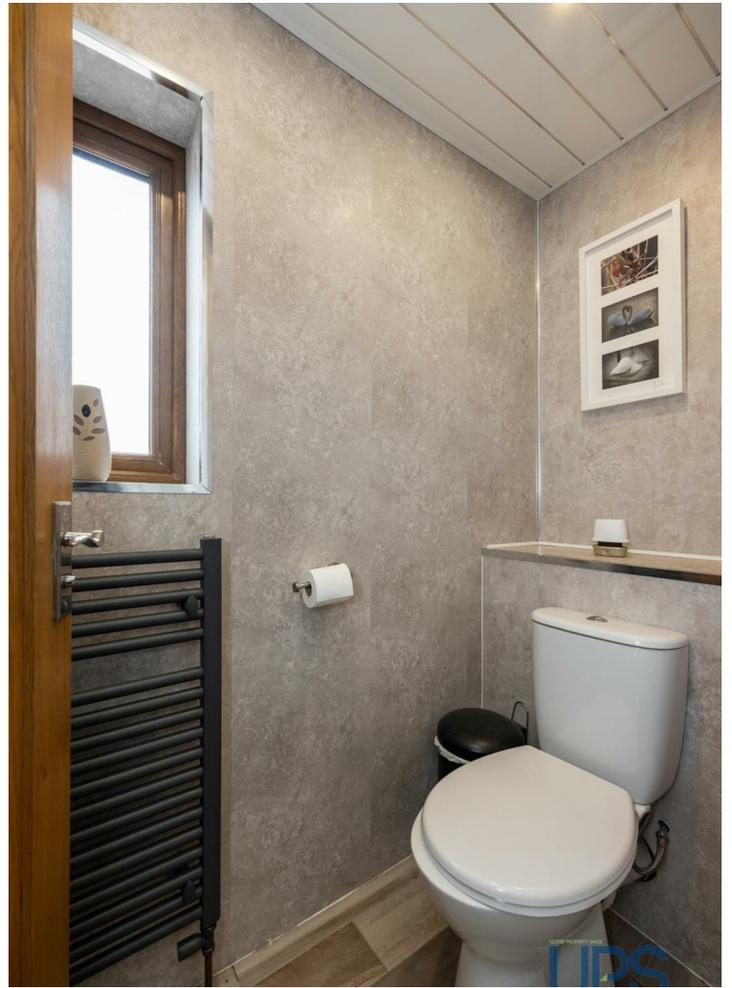
Contemporary suite with roll top bath, wash hand basin with vanity unit, feature shower enclosure, thermostatically controlled shower unit, ceramic tiled floor, vertical radiator, downlighters.

OUTSIDE

Feature pillars with sandstone detail and railings, double gates to paved driveway to Carport with canopy. Large double gates to enclosed car parking, gardens private with extensive lawns secure to rear.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18328546

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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