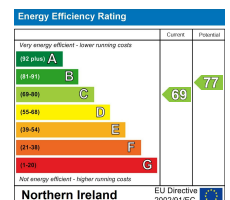




## 4 FRUITHILL COURT, OFF FRUITHILL PARK, BELFAST., BT11 8FZ



An impressive, recently modernised and beautifully presented, substantial town house within this popular cul de sac off increasingly popular Fruithill Park. Four exceptional, well appointed, bright, double bedrooms. Principle bedroom with recently upgraded ensuite shower room. One comfortable reception with feature flooring and period effect paneling. Luxury fitted kitchen with range of appliances / casual dining area. Separate utility room / garden access. Luxury white bathroom suite. Downstairs cloakroom / w.c. Upvc double glazed windows / gas fired central heating system. Private and secure rear gardens. Feature flooring complimented with feature internal doors. Fantastic convenience within easy walking distance of both Andersonstown and Glen Road, schools / shops / transport links / leisure facilities. Good, fresh, youthful presentation throughout. A very current home positioned within this sought after location that can only be appreciated upon viewing. Well worth a visit.



OFFERS AROUND £224,950

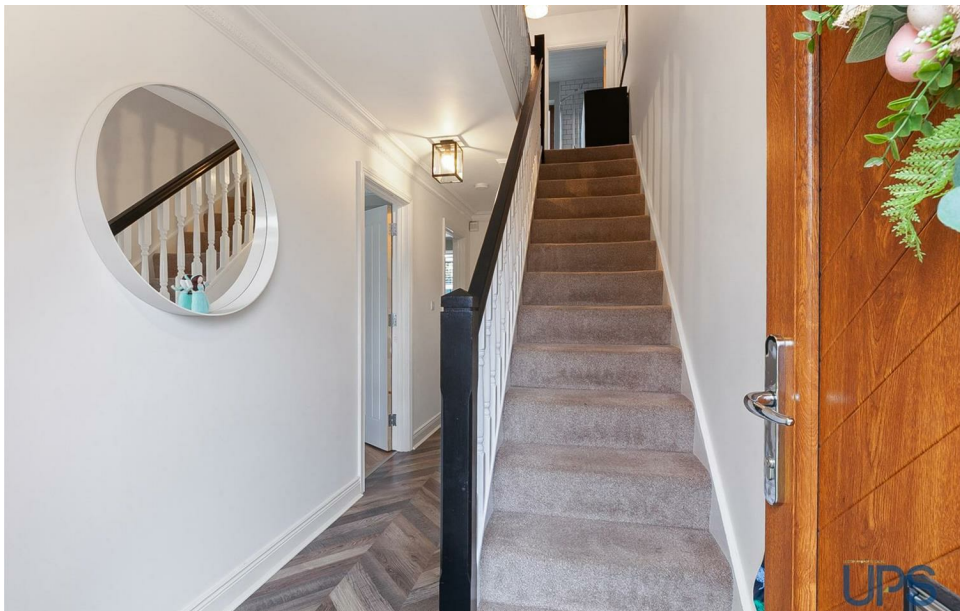


## 4 FRUITHILL COURT, OFF FRUITHILL PARK, BELFAST., BT11 8FZ

### Key Features

- An impressive, recently modernised and beautifully presented, substantial townhouse.
- Principle bedroom with recently upgraded ensuite shower room.
- Luxury fitted kitchen with range of appliances / casual dining area.
- Luxury white bathroom suite.
- Upvc double glazed windows / gas fired central heating system.
- Four exceptional, well appointed, bright, double bedrooms.
- One comfortable reception room with feature flooring and wall paneling.
- Separate utility room / garden access.
- Downstairs cloakroom / w.c
- Private and secure rear gardens.





## GROUND FLOOR

Feature entrance door, wooden effect strip floor.

## ENTRANCE HALL

Feature flooring, internal doors to :

## DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin with vanity unit.

## LOUNGE

13'8 x 9'6

Wooden effect strip floor, feature wall paneling

## LUXURY FITTED KITCHEN / DINING AREA

12'9 x 9'8

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, 5 ring gas hob, built-in double oven, overhead extractor hood, integrated fridge and freezer, integrated dishwasher.

## SEPARATE UTILITY ROOM

9'3 x 6'3

Plumbed for washing machine, units, gas boiler. Garden Access.

## FIRST FLOOR

## PRINCIPLE BEDROOM 1

13'10 x 9'7

Wooden effect strip floor.

## ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, vertical radiator.

## BEDROOM 2

9'6 x 9'6

Tilt and turn window.

## LUXURY SHOWER ROOM

Shower cubicle , thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin with vanity unit.

Stairs to;

## BEDROOM 3

12'10 x 12'0

Tilt and turn window.

## BEDROOM 4

9'10 x 9'9

Tilt and turn window.

## WHITE BATHROOM SUITE

Feature Bath, telephone hand shower, low flush w.c, pedestal wash hand basin.

## OUTSIDE

Front garden / enclosed rear garden, lawns, fencing and flagging, private to rear, car parking to front.

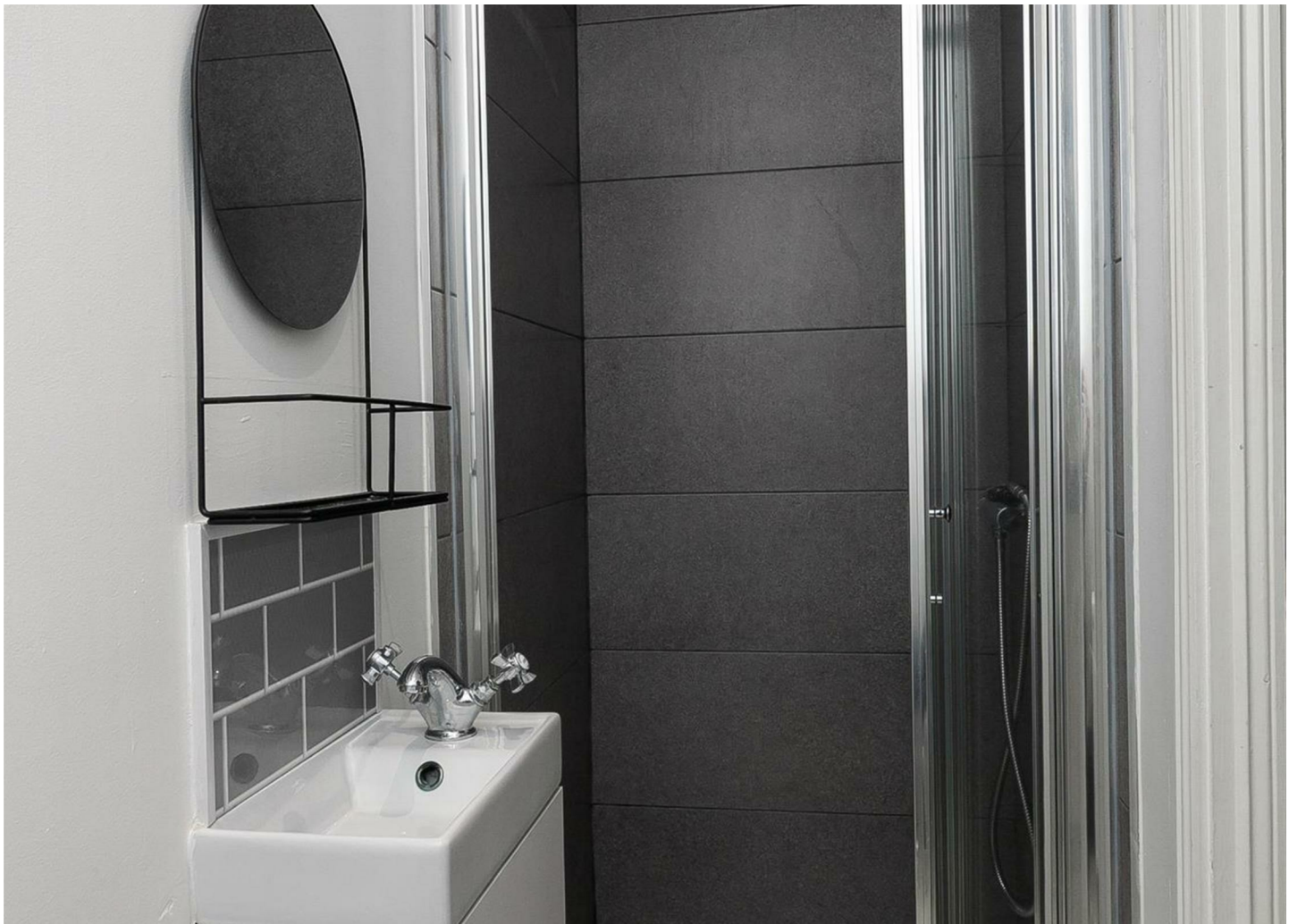


4 FRUITHILL COURT, OFF FRUITHILL PARK, BELFAST., BT11 8FZ













## 4 FRUITHILL COURT, OFF FRUITHILL PARK, BELFAST., BT11 8FZ



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. 18347935**

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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