



38 Forthriver Green , Belfast, BT13 3UR

**Offers In The Region Of
£109,950**

Stunning Luxuriously Appointed Town Terrace Holding A Cul De Sac Location.

Holding a prime position within this ever popular location, this extensively refurbished and luxuriously appointed town house will have immediate appeal. The richly appointed interior comprises 3 bedrooms, spacious lounge with attractive fireplace, integrated fitted kitchen incorporating built-in oven and hob with dining area and modern white bathroom suite. The dwelling further offers oil fired central heating, Pvc double glazed windows and exterior doors. Pvc fascia and eaves and has been maintained to the highest possible standard. Hard landscaped gardens and low outgoings add the finishing touches to a home ideally suited to the first time buyer or young married couple alike.

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

38 Forthriver Green

, Belfast, BT13 3UR



- Luxuriously Appointed Town Terrace
- Cul De Sac Position
- 3 Bedrooms Spacious Lounge
- Luxury Fitted Kitchen
- Dining off Kitchen
- Modern White Bathroom
- Oil Fired Central Heating
- Upvc Double Glazed Windows

Entrance Hall

UPvc entrance door, wood laminate floor. Panelled radiator

Lounge

15'2" x 10'8" (4.63 x 3.27)

Feature fireplace with wooden surround tiled inset, panelled radiator.

Kitchen

17'6" x 11'2" (5.34 x 3.42)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, integrated extractor fan, fridge /freezer housing plumbed

for washing machine, tall larder integrated dishwasher, ceramic tiled floor.

Dining Area

Under stairs storage. storage cupboard.

Rear lobby

Storage cupboard, ceramic tiled floor, Upvc double glazed rear door.

First Floor

Landing Hot press.

Bathroom

Modern white suite comprising shower cubicle, electric shower, pedestal wash hand basin, low

flush wc, chrome towel rail, Pvc panelled walls.

Bedroom

11'5" x 10'10" (3.49 x 3.31)

Built-in robe, panelled radiator.

Bedroom

12'7" x 8'9" (3.86 x 2.69)

Built-in robe, panelled radiator.

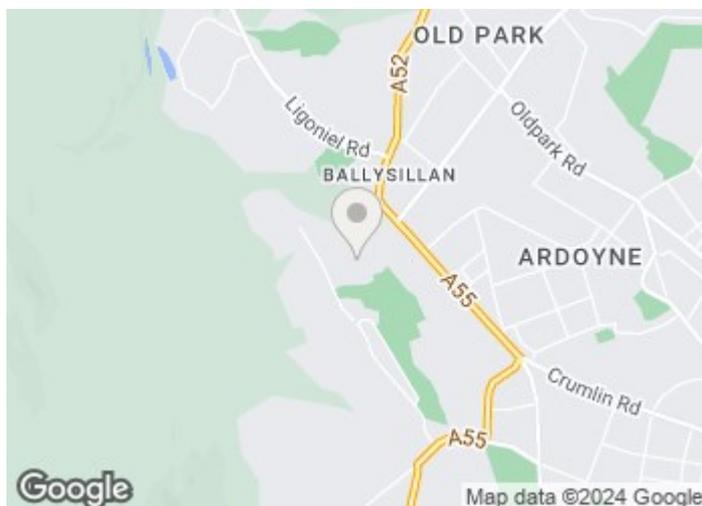
Bedroom

8'9" x 9'8" (2.69 x 2.97)

Built-in robe, panelled radiator.

Outside

hard landscaped gardens front and rear in stone chip and patio areas . Out side light , oil fired boiler oil tank.



Directions



Floor Plan

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