



29 Forthriver Way , Belfast, BT13 3SQ

Offers Around £124,950

A Fabulous Luxuriously Appointed Mid Terrace Holding A Superb Landscaped Site With Open Aspect To Front And Rear

An exceptional terraced home modernised and luxuriously appointed throughout by the present owner holding a prime elevated position within a cul-de-sac location. The richly appointed interior comprises open plan entrance hall, spacious lounge with bow window, contemporary fitted kitchen with dining area, three bedrooms presently bedrooms 1 and 3 have been combined to make a master suite and modern white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, gas central heating, pvc fascia and eaves and extensive use of wood laminate and ceramic floor coverings. Hard landscaped gardens front and rear with open aspect combines with a high standard of finish creating a home perfect for the first time buyer or young married couple.

Immediate viewing strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		67
EU Directive 2002/91/EC		46

29 Forthriver Way

, Belfast, BT13 3SQ



- Stunning Town Terrace
- Cul De Sac Position
- 3 Bedrooms, Lounge With Bow Window
- Superb Fitted Kitchen With Dining
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Hard Landscaped Gardens
- Highest Presentation

Open Plan Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator, open plan.

Lounge

17'5" x 14'6" (5.32 x 4.43)

Bow window, panelled radiator, wood laminate floor.

Kitchen

17'5" x 10'11" (5.33 x 3.33)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, tall larder,

partly tiled walls, breakfast bar, wood laminate floor.

Dining Area

Panelled radiator, understairs storage cupboard.

Rear Lobby

Built-in cupboard, upvc double glazed rear door, wood laminate floor.

First Floor

Landing, airing cupboard, concealed gas boiler.

Bathroom

Classic white suite comprising panelled bath, shower screen,

telephone handshower, electric shower, pedestal wash hand basin, low flush wc, double panelled radiator, fully tiled walls, ceramic tiled floor.

Bedroom 1+3

17'8" x 12'8" (5.39 x 3.88)

Built -in robe, panelled radiator.

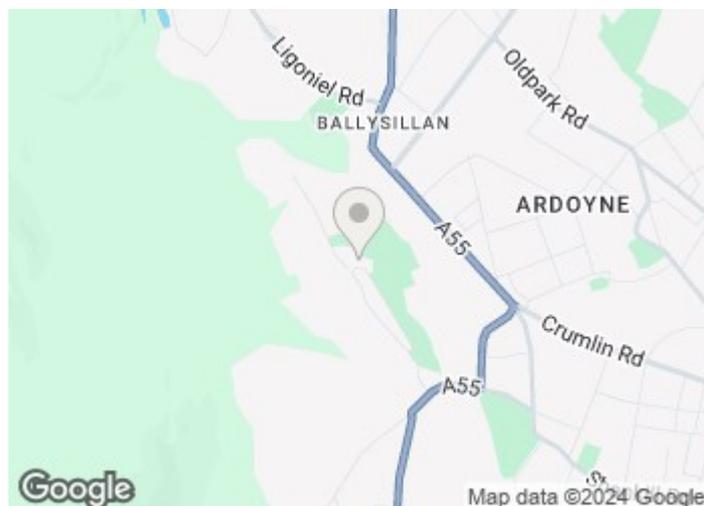
Bedroom 2

12'7" x 11'3" (3.84 x 3.43)

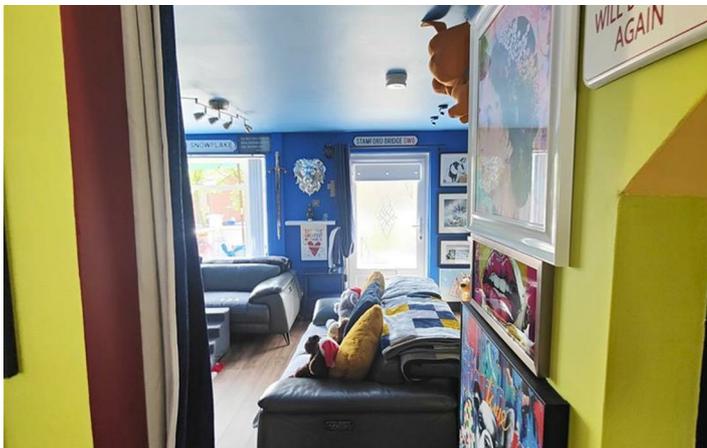
Panelled radiator, built-in robe.

Outside

Hard landscaped garden front and rear in patio, outside tap.

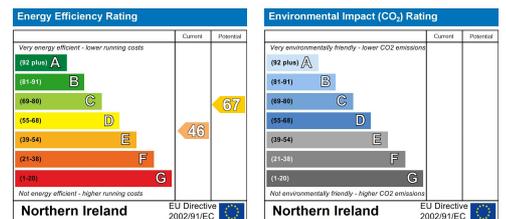


Directions



Floor Plan

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