



## 10 Forthriver Green , Belfast, BT13 3UR

**Offers Over £99,950**

Stunning Town Terrace Presented To The Highest Standard With Hard Landscaped Gardens.

A stunning town terrace which has been presented to the highest standards throughout creating a contemporary family home which will impress all who view. The modern interior comprises 3 bedrooms, lounge, contemporary kitchen incorporating built-in oven and hob and recently installed modern white bathroom suite. The dwelling further offers E7 heating, uPvc double glazed windows & doors, pvc fascia, eaves, wired for alarm, extensive use of quality floor coverings throughout and hard landscaped gardens front and rear. The most popular and convenient location combines with the stunning contemporary accommodation to make this the ideal home for the first time and young family buyer alike - Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 10 Forthriver Green

, Belfast, BT13 3UR



- Stunning Town Terrace
- E7 Heating
- Hard Landscaped Gardens
- Most Popular Location
- 3 Bedrooms, Spacious Lounge
- Contemporary Fitted Kitchen With Built-in Under Oven & Hob
- Highest Presentation
- Upvc Double Glazed Windows
- Recently Installed Modern Bathroom Suite
- Prime Cul De Sac Position

## Entrance Hall

Upvc double glazed entrance door, outside light, wood laminate floor.

## Lounge

10'9" x 8'11" into bow (3.29 x 2.74 into bow)

Attractive fireplace with electric inset, wood laminate floor.

## Kitchen

5.34 x 4.16

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, stainless steel canopy extractor fan, fridge freezer space, plumbed for washing machine,

partly tiled walls, feature pvc

panelled wall, wood laminate floor.

Open plan to

## Dining Area

Understairs storage.

## Rear Lobby

Partially pvc panelled walls, wood laminate floor, pvc double glazed door to rear.

## First Floor

Landing, hotpress storage.

## Bathroom

Modern white suite comprising shower cubicle, electric shower, vanity unit, low flush wc, Pvc panelled walls and ceiling, recessed lighting, Lvf flooring.

## Bedroom

11'2" x 10'11" (3.41 x 3.33)

Recessed lighting, full width built-in mirrored storage.

## Bedroom

12'7" x 10'11" (3.85 x 3.35)

Recessed lighting, wood laminate floor.

## Bedroom

10'4" x 8'3" (3.16 x 2.54)

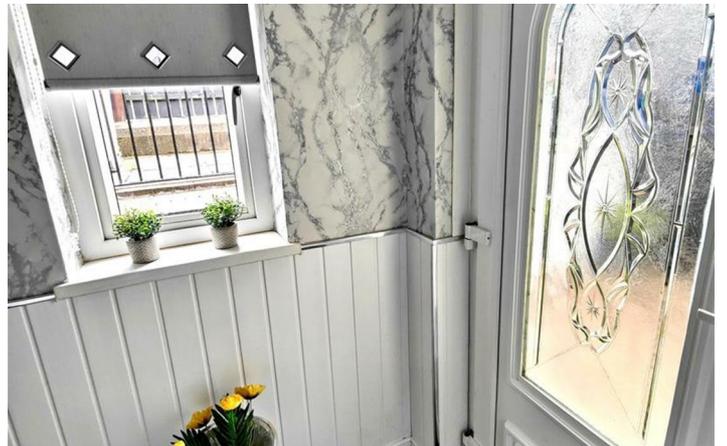
Wood laminate floor.

## Outside

Hard landscaped front garden in concrete pavers and vertical panel fencing. Hard landscaped rear in concrete pavers, vertical panel fencing,, outside tap and light.

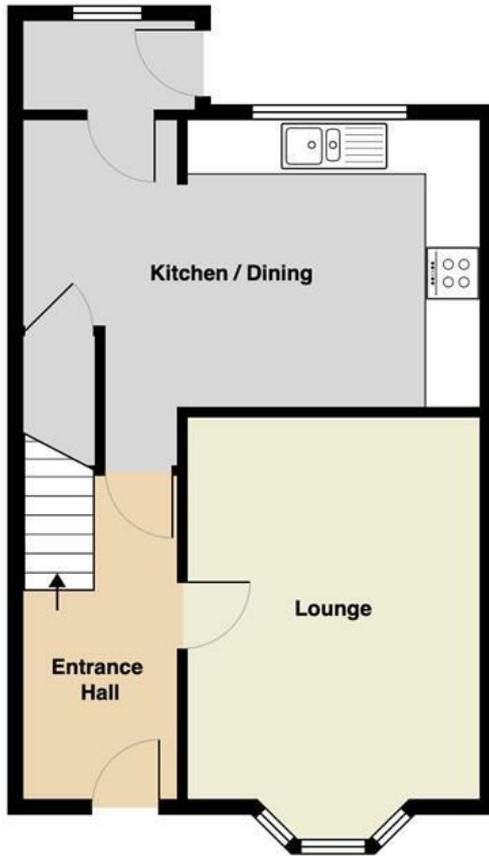


## Directions

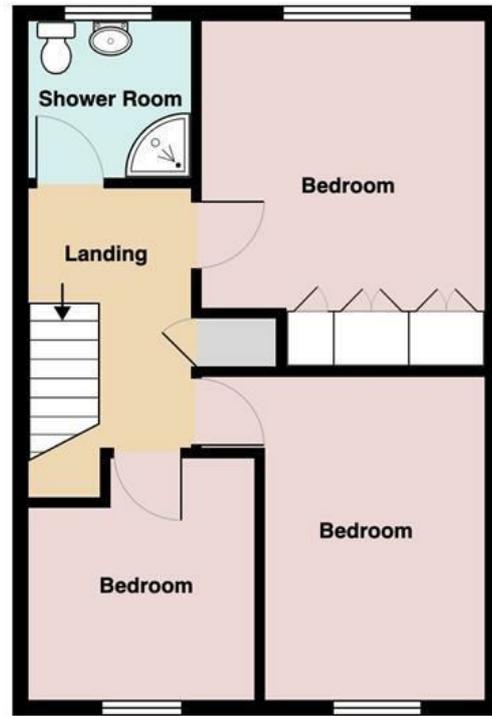


# Floor Plan

10 Forthriver Green, BELFAST, BT13 3UR



Ground Floor

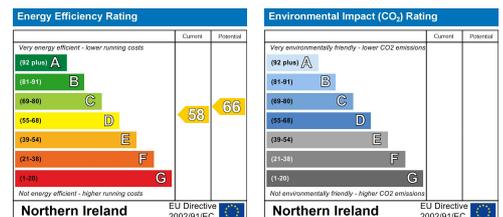


First Floor

Total Area: 81.1 m<sup>2</sup> ... 873 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
©Ulster Property Sales is a Registered Trademark