



78 Fortwilliam Park, Belfast, BT15 4AS

- Detached Family Home
- Lounge; Wood Burning Stove
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Gardens Front, Side And Rear
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £239,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with hardwood double glazed side screen. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 18'11" x 11'1"

Cast iron wood burning stove on granite hearth. Dual aspect windows. PVC double glazed French doors to rear garden. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 22'7" x 11'2" (wps)

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, dishwasher, fridge, freezer and washer/dryer. Space for additional under counter fridge freezer. Gas fired central heating boiler (housed within matching unit). Splash back tiling to wall. Wood laminate floor covering. Dual aspect windows. Composite double glazed door to rear garden. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'1" x 11'0" (wps)

Recessed sliding door leading to:

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 12'11" x 11'1" (wps)

BEDROOM 3 10'1" x 6'4"

Fitted wardrobes in glass mirror panelled sliding doors.

DELUXE BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate, fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Chrome towel radiator. Tiled floor.

EXTERNAL

Front and side gardens finished mainly in lawn.

Double gates leading to generous sized private driveway finished in tarmac.

Fully enclosed rear garden finished in lawn and paved patio area.

External power points.

External lighting.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



Immaculately presented, three bedroom, detached family home with gardens front, side and rear, located within the popular and conveniently positioned Fortwilliam Park, North Belfast. The property comprises entrance hall, lounge with cast iron wood burning stove, kitchen through dining room with modern fitted kitchen, furnished cloakroom, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, four piece suite. Externally the property enjoys double gates leading to generous sized private driveway finished in tarmac, front and side gardens finished mainly in lawn, and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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