COLIN GRAHAM RESIDENTIAL

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37 Fortwilliam Demesne, Belfast, BT15 4FD

- Well Presented Mid Town House
- Lounge; Gas Fire
- Bathroom; Shower Room; En Suite and Furnished Cloakroom
- Private, Double Driveway
- Well Sought After Development
- Four Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Low Maintenance, Fully Enclosed, Rear Garden
- Convenient Location

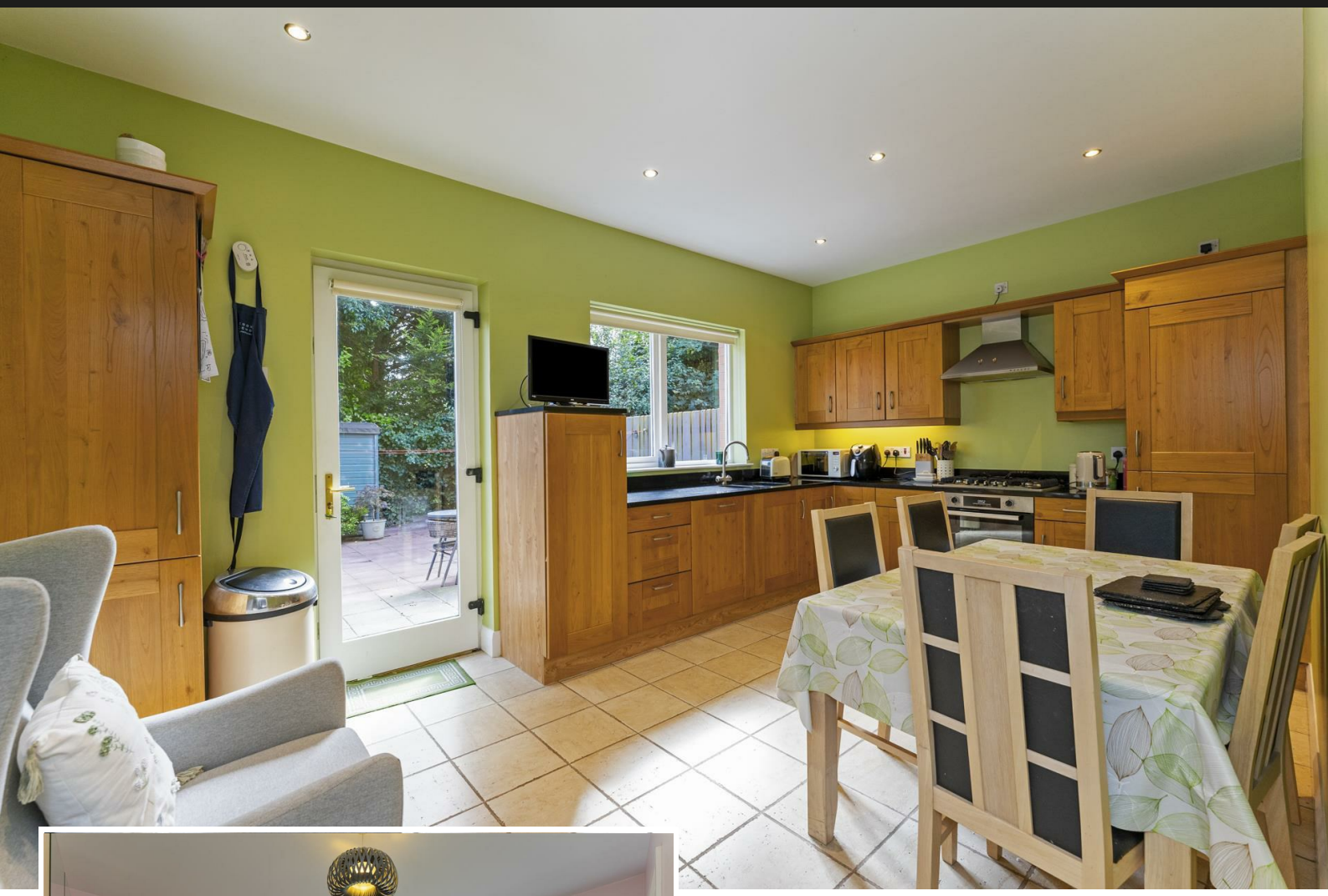
Offers Over £249,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with double glazed fanlight over. Feature height ceiling, continuing throughout remainder of property. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 12'11" x 12'4"

Gas fire in granite fireplace, with matching hearth and timber surround. Timber flooring.







KITCHEN THROUGH DINING ROOM 16'9" x 10'3"

Modern fitted kitchen with range of high and low level storage with contrasting, solid granite work surface. Inlaid 1.5 bowl stainless steel sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Solid granite upstands to walls. Tiled floor. Hardwood, double glazed door to rear garden.

FIRST FLOOR

LANDING

Stairwell to second floor. Access to utility store and separate shelved store.

PRINCIPAL BEDROOM 16'10" x 13'0" (wps)

DELUXE, FULLY TILED, EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit.

BEDROOM 2 10'4" x 9'10"

BATHROOM

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

SECOND FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 3 16'10" x 13'0"

BEDROOM 4 16'9" x 10'4"

SHOWER ROOM

White, three piece suite comprising tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls. Tiled floor.

EXTERNAL

Private, double driveway finished in brick pavior.
External lighting.
Seamless aluminium guttering.
Fully enclosed, low maintenance, paved rear garden.
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.



Well presented, Georgian style, four bedroom town house property, located within the well sought after Fortwilliam Demesne development, Fortwilliam Park, North Belfast.

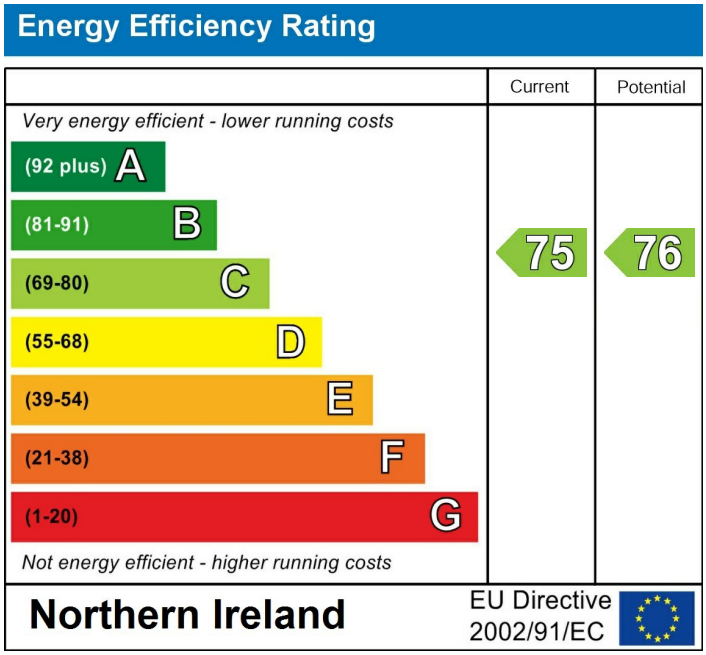
The property comprises entrance hall, furnished cloakroom, lounge with gas fire, kitchen through dining room, four well-proportioned bedrooms, to include principal en suite, family bathroom, and separate shower room.

Externally, the property enjoys private double driveway, finished in brick pavior, and fully enclosed, low maintenance, paved rear garden.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.





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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