



27 Fairhill Park, Belfast, BT15 4FX

- Extended Mid Terrace Property
- Lounge; Sun Porch
- Utility Store
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Shower Room; White Suite
- Mature, Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating C



27 Fairhill Park, Belfast, BT15 4FX



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 17'11" x 9'11"

Focal point fireplace. Wood laminate floor covering. Bay window to front elevation. Aluminium framed, double glazed sliding patio door leading to:

#### SUN PORCH 11'1" x 4'6"

Picture window to rear elevation. Tiled floor. Aluminium framed, double glazed sliding patio door leading to utility store.



## **KITCHEN WITH INFORMAL DINING AREA 17'10" x 10'2" (wps)**

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting marble effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for undercounter fridge. Space for undercounter freezer. Part tiling to walls. Tiled floor. Access to three built in stores. PVC double glazed door leading to front garden. Separate PVC double glazed door leading to utility room.

## **UTILITY STORE 12'10" x 4'6"**

Plumbed for automatic washing machine. Tiled floor. PVC double glazed door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Positive air ventilation system. Access to partially floored roof space via slingsby style ladder with gas fired central heating boiler.

### **BEDROOM 1 14'8" x 8'8" (plus wardrobe space) (wps)**

Wall to wall fitted wardrobe. Separate built in shelved store.

### **BEDROOM 2 9'10" x 6'11" (plus wardrobe space)**

Wall to wall fitted wardrobes in mirror panelled sliding doors.

### **BEDROOM 3 11'8" x 7'2"**

Range of fitted wardrobes and storage units.

### **SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit. Fully tiled walls.

### **EXTERNAL**

Low maintenance, fully enclosed, paved front garden.

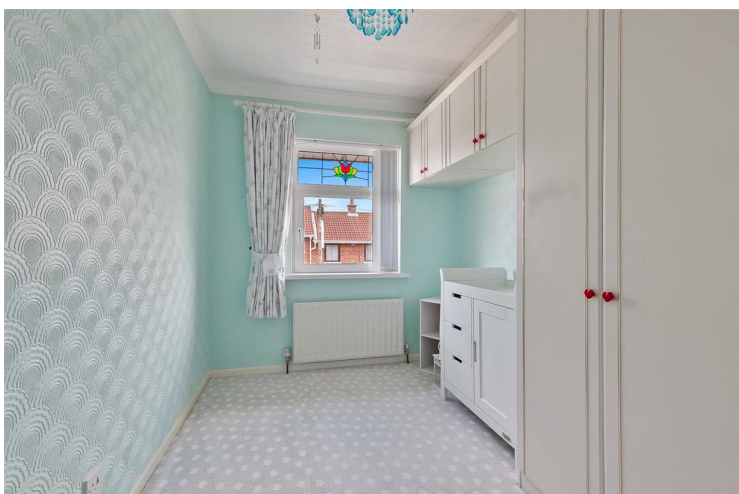
Entrance porch.

PVC soffits, fascia and rainwater goods.

Generous sized, fully enclosed private rear garden finished in paved patio areas, decorative stone and range of plants, trees and shrubbery.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Well presented, extended, three bedroom, mid terrace property, conveniently situated within the popular Fairhill Park area, off Donegall Park Avenue, North Belfast.**

**The property comprises entrance hall, lounge, sun porch, kitchen with informal dining area, utility store, three well-proportioned bedrooms, and shower room, with white, three piece suite.**

**Externally, the property enjoys low maintenance, paved front garden, and fully enclosed rear garden, finished in paved patio areas, decorative stone and range of plants, trees and shrubbery.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early interest highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards



**WE ARE MACMILLAN.**  
CANCER SUPPORT