



## 4 Moyle Walk, Belvoir Park, Belfast, BT8 7ER

**Asking Price £139,950**

Adjacent to Belvoir Drive, with an open field aspect to the front, this spacious mid terrace home offers well proportioned accommodation over both levels, ideal for 1st time buyers and also those families looking to locate to this popular and sought after area. Three good size bedrooms (Two with sliding robes) are complimented with two separate reception rooms, an extended fitted kitchen and a 1st floor white shower suite. A home that enjoys an enviable position. Externally there are lawn gardens to the front and enclosed low maintenance rear garden areas, and for those who enjoy walking and scenery, the property is on the doorstep of Belvoir Park forest, with Shaw's Bridge also a short distance away. Local shops, schools and excellent bus routes are also very convenient. Immediate viewing is advised of this chain free property!

- Extended mid terrace home
- Two separate reception rooms
- 1st floor shower suite
- Double glazed windows
- Chain free onward sale
- Three good size bedrooms
- Extended fitted kitchen
- Oil fired central heating
- Gardens to the front and rear
- Fronts onto Belvoir Drive

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	64
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



**The accommodation comprises**

Hardwood and glass panelled front door leading to the entrance hall.

**Entrance hall**

Laminate flooring, cloaks under stairs.

**Lounge / dining 12'7 x 11'8 (3.84m x 3.56m)**



Laminate flooring, tiled fireplace with raised tiled hearth.

**Living room 14'3 x 12'3 (4.34m x 3.73m)**



Tiled fireplace with raised tiled hearth.  
Laminate flooring.

**Extended kitchen 14'1 x 11'8 (4.29m x 3.56m)**



Full range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, extractor fan, cooker space, fridge freezer space, plumbed for washing machine, plumbed for dishwasher, wood panelled ceiling, part tiled walls.

**1st floor**

Landing, built in storage, access also to the roof space, approached via a slingsby ladder.

**Bedroom 1 14'2 x 7'5 (to robes) (4.32m x 2.26m (to robes))**



Laminate flooring, built in storage with hot press. Additional wall to wall sliding robes.



**Bedroom 2 9'8 x 8'8 (to robes) (2.95m x 2.64m (to robes))**



Built in mirrored robes.

**Bedroom 3 10'8 x 8'2 (3.25m x 2.49m)**



**Shower room 8'1 x 6'8 (2.46m x 2.03m)**



White suite comprising corner shower cubicle with Mira Sprint shower, low flush wc, pedestal has hand basin, fully tiled

walls, wood panelled ceiling, recessed spotlights, tiled floor, chrome towel radiator.

**Outside**

**Front gardens**



Gardens to the front laid in lawn.

**Rear gardens**

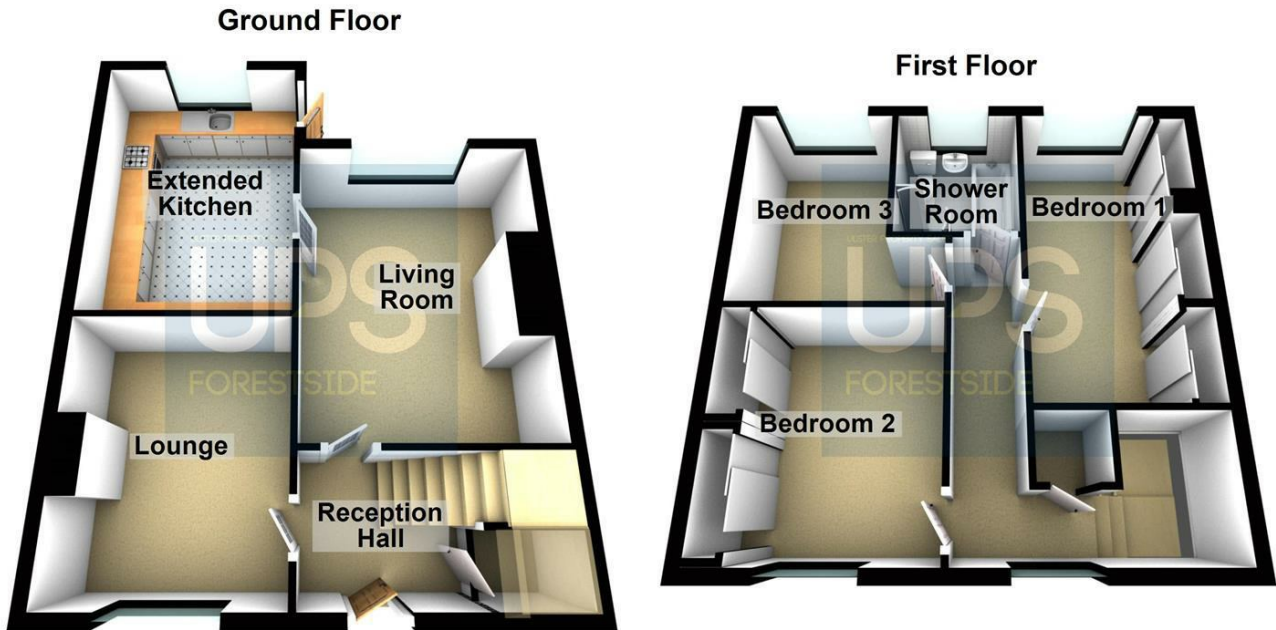


Enclosed low maintenance rear gardens with raised flower beds, pvc oil tank, outside tap. outhouse housing oil fired boiler.

**Front aspect**

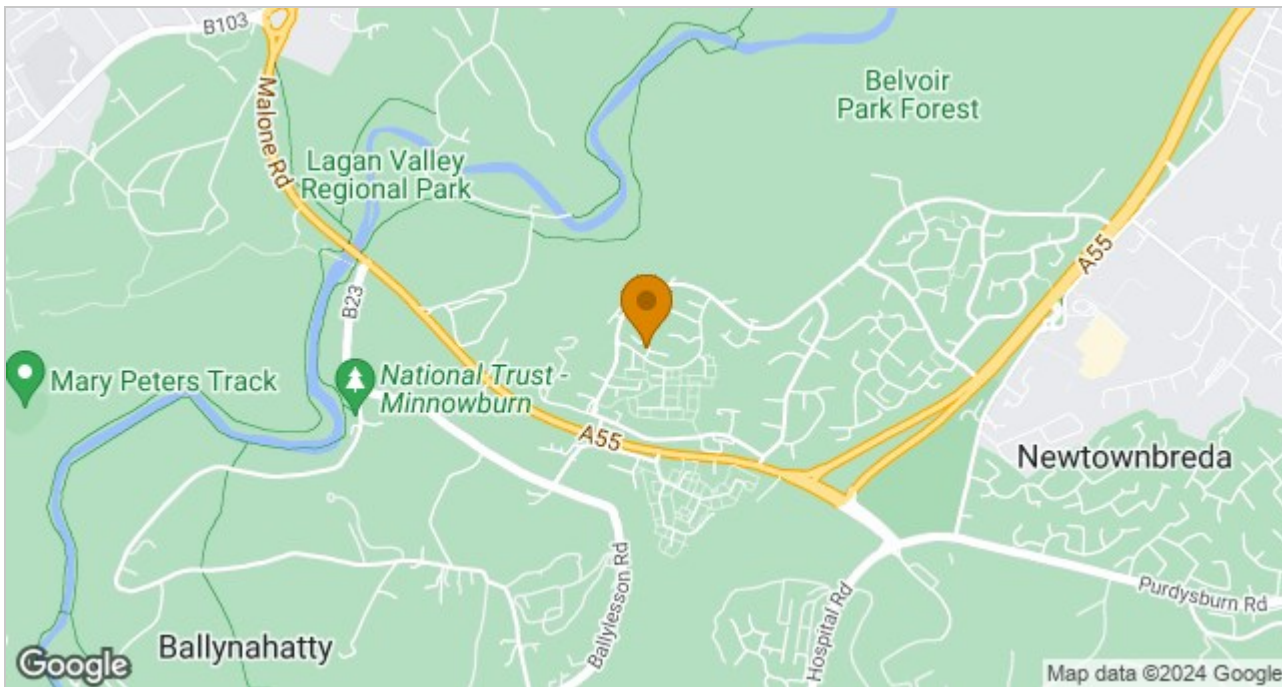
The property sits adjacent to the front of Belvoir Drive.

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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.

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