



## 214 Belvoir Drive, Belvoir Park, Belfast, BT8 7RR

**Asking Price £149,950**

This well maintained mid terrace home is situated in a convenient location offering good access to the outer ring, Belfast City Centre, motorway access as well as local amenities and public walking areas at Shaw's Bridge and Belvoir Park Forest a matter of minutes from the property. Positioned with a front of drive position this home has everything required for the first time buyers or indeed the family unit looking to take their first steps upon the property ladder. With 3 good sized bedrooms, all 3 with built in robes, spacious lounge, and a fitted kitchen with family dining area, it is finished with a 1st floor bathroom suite. Parking to the front is also available. This home is also in a high demand location and we would urge early viewing as interest is expected to be high.

- End terrace home
- Spacious lounge
- White bathroom suite
- Double glazed windows
- Gardens to the front and also to the rear
- Three bedrooms
- Kitchen / dining area
- Oil fired central heating
- Parking available to the front off the property in the small cul de sac
- Backs onto Belvoir Park Forest

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		45	73
		EU Directive 2002/91/EC	

**The accommodation comprises**

Glazed pvc door opens onto entrance hall.

**Entrance Hall 6'4" x 5'0" (1.95m x 1.53m)**

**Lounge 14'2" x 13'10" (4.34m x 4.24m)**



**Fitted Kitchen / Dining 17'6" x 10'2" (5.34m x 3.10m)**



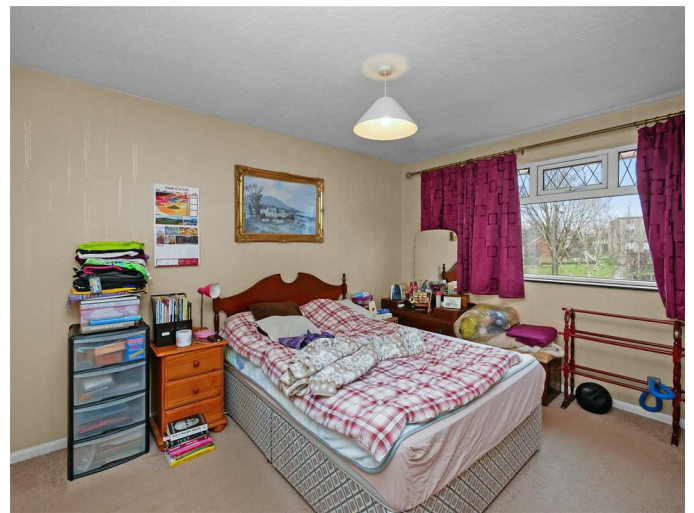
Fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink with drainer, electric hob and separate oven. Plumbed for washing machine. Part tiled walls. Access to under stair storage. Glazed hardwood back door opens onto enclosed rear garden

**Dining image**



**First Floor**

**Bedroom 1 11'11" x 8'11" (3.65m x 2.74m )**



Spacious double bedroom with built-in storage

**Bedroom 2 10'10" x 10'2" (3.31m x 3.10m)**



Access to hot press

### Bedroom 3 8'10" x 7'1" (2.71m x 2.18m)



Built-in storage

### White Bathroom suite 6'5" x 5'5" (1.96m x 1.66m)



White bathroom suite comprising of panelled bath with overhanging electric shower, pedestal wash hand basin, low flush w.c and heated chrome towel rail. Tiled walls and flooring.

### Front Garden



Well maintained garden to the front with loose stone pathways bordered by timber fencing.

### Enclosed Rear Garden



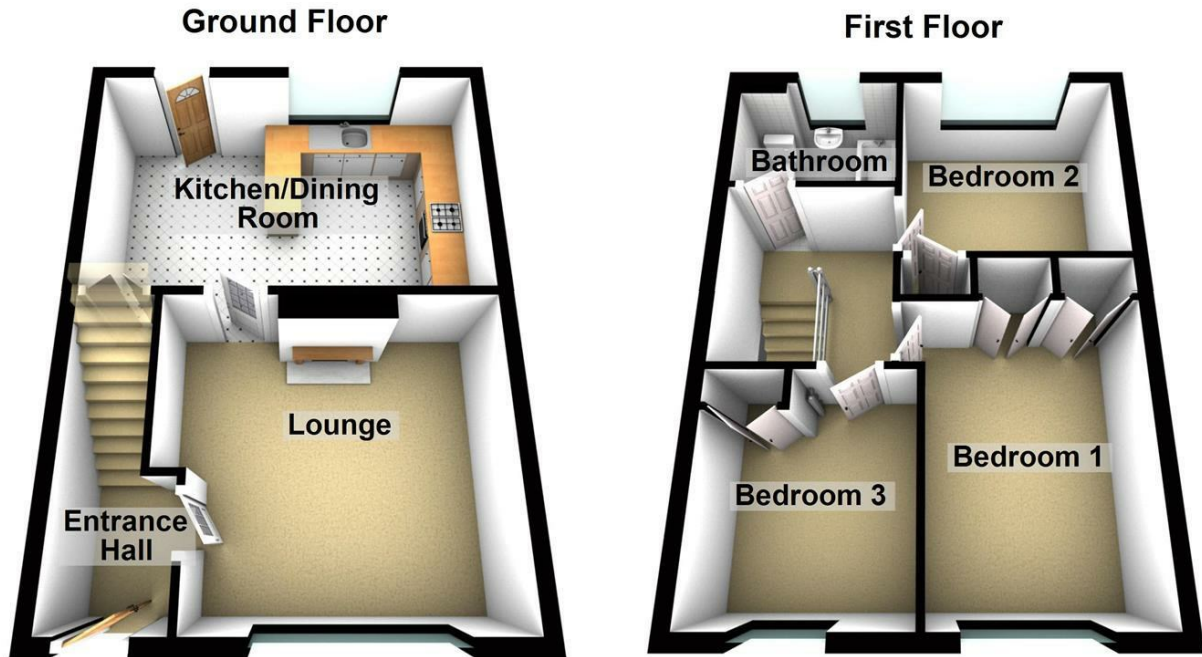
Enclosed rear garden covered in loose stone and bordered by mature hedging.

### Rear aspect



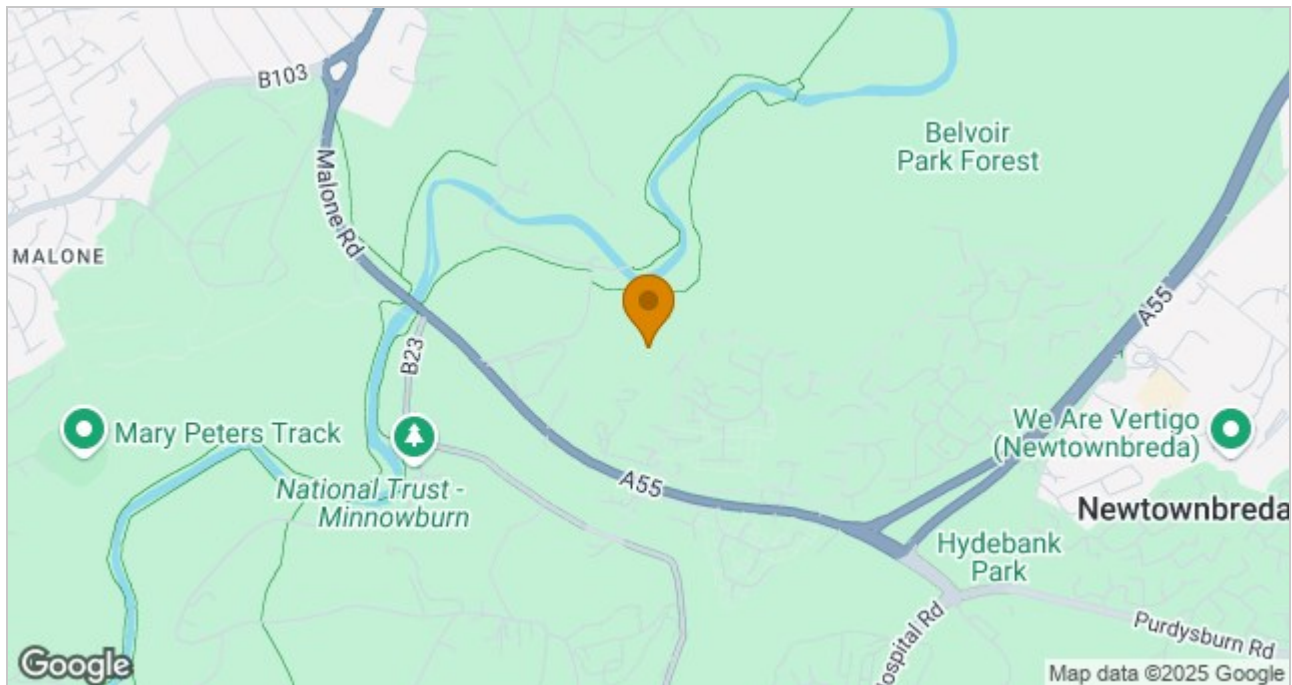
Enjoying a pleasant aspect to the rear  
towards Belvoir Park forest .

## 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



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