



36 Moyle Walk, Belvoir Park, Belfast, BT8 7ER

Asking Price £119,950

PUBLIC NOTICE

Address: 36 Moyle Walk, Belfast, BT8 7ER.

We are acting in the sale of the above property and have received an offer of £127,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating 71

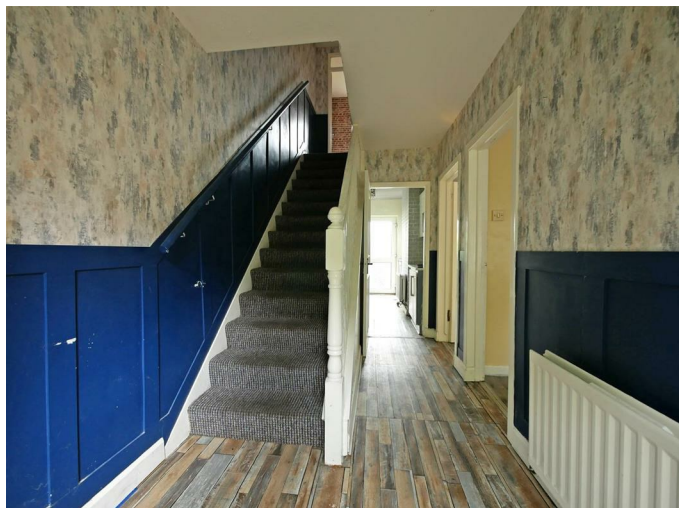
Ideal for the first time buyer or growing family, this end terrace home is situated in a popular and convenient location just off Belvoir Drive, close to shops, schools, Belvoir recreational centre, Belvoir Forest Park, as well as the Forestside shopping centre and Tesco Newtownbreda superstore.

The property itself comprises of 2 separate reception rooms, a fitted kitchen, three good sized bedrooms, and a white bathroom suite on the first floor. Outside there are mature gardens to the front and side, with an extensive range of plants, trees and shrubs. To the rear there is a decked area and outside storage. A great home with so much convenience and potential!

- End Terrace Home
- Spacious Lounge
- Fitted Kitchen
- Gas Heating
- Excellent location close to Shops, Schools and Transport links
- Three Bedrooms
- Separate Dining / Living Room
- White Bathroom Suite
- Double Glazed
- Chain Free Sale

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (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 | | 71 | 74 |
| EU Directive 2002/91/EC | | | |

Entrance Hall



Hardwood front door leading to the entrance hall, laminate flooring, part wood panelled walls, under stairs storage.

Dining / Living room 12'6 x 10'1 (3.81m x 3.07m)



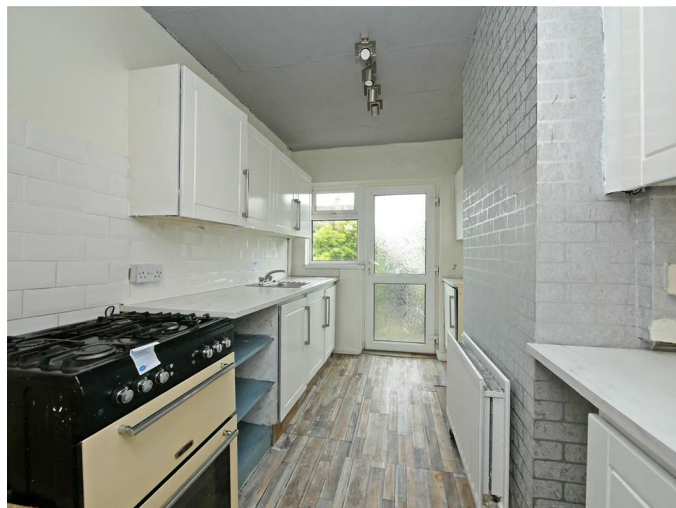
Laminate flooring.

Lounge 14'9 x 12'6 (4.50m x 3.81m)



Laminate flooring, sliding doors to the rear.

Fitted Kitchen 11'1 x 7'4 (3.38m x 2.24m)



Range of high and low level units, single drainer sink unit with mixer taps, work surfaces, part tiled walls, cooker space, plumbed for washing machine.

First Floor

Access to the roof space.

Bedroom 1 14'8 x 9'4 (4.47m x 2.84m)



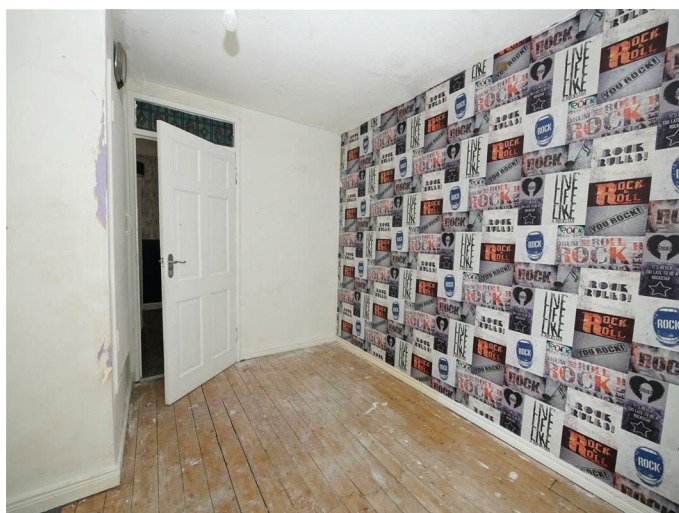
Timber flooring.

Bedroom 2 12'7 x 10'7 (3.84m x 3.23m)



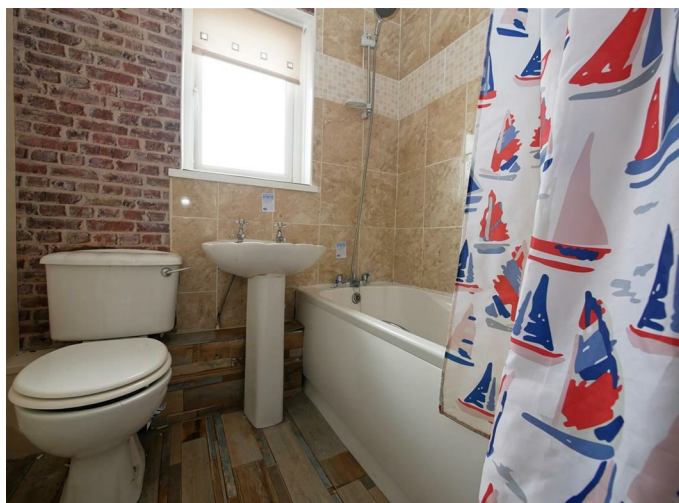
Built in bedroom furniture, additional storage with gas boiler.

Bedroom 3 10'5 x 9'6 (3.18m x 2.90m)



Built in robe.

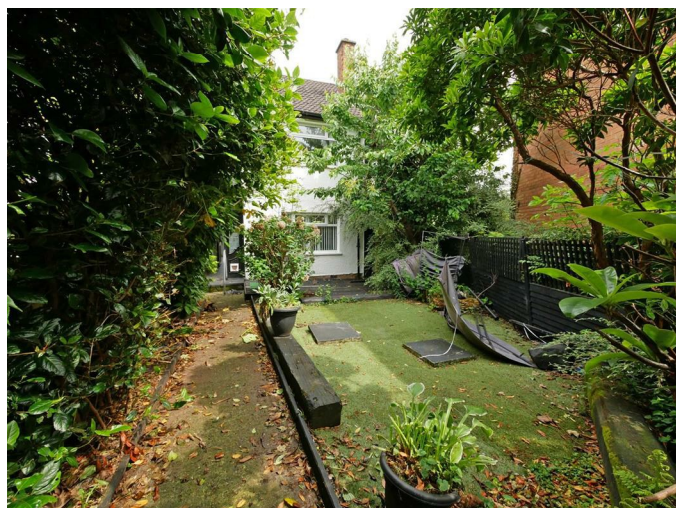
White Bathroom Suite 6'6 x 5'9 (1.98m x 1.75m)



White suite comprising panelled bath, mixer

taps, telephone hand shower, low flush w/c pedestal wash hand basin, part tiled walls.

Property Front



Gardens to the front with decking, artificial grass, and extensive range of plants, trees and shrubs.

Enclosed side and rear Garden

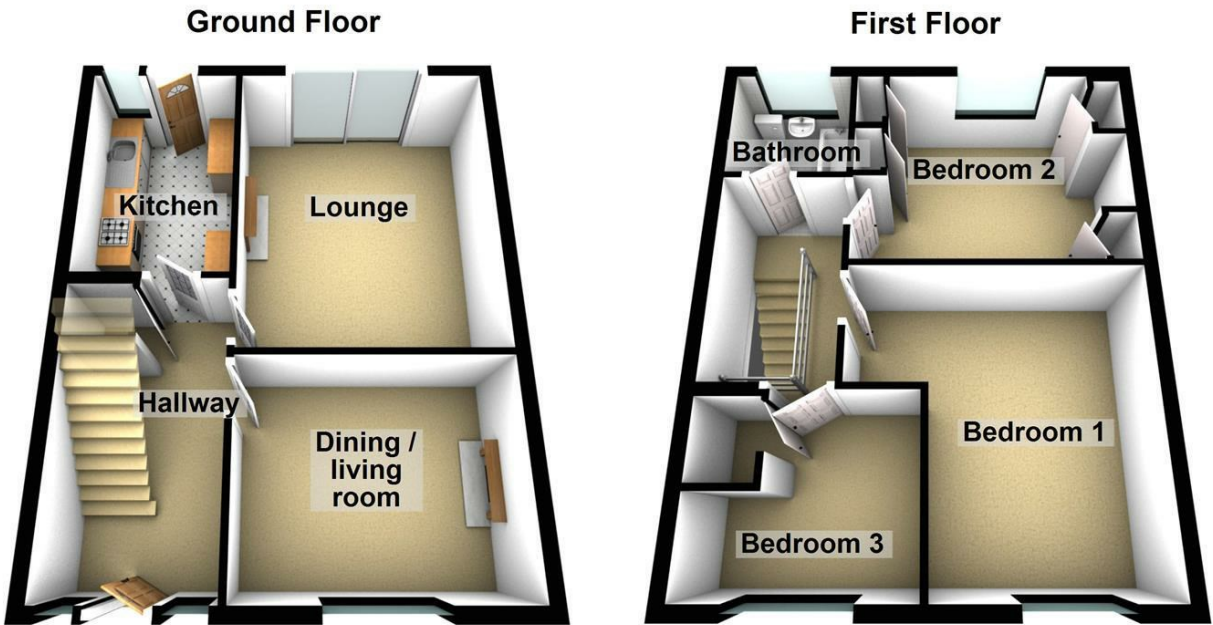


Side gate access to the side gardens, decking area to the rear, outhouse.

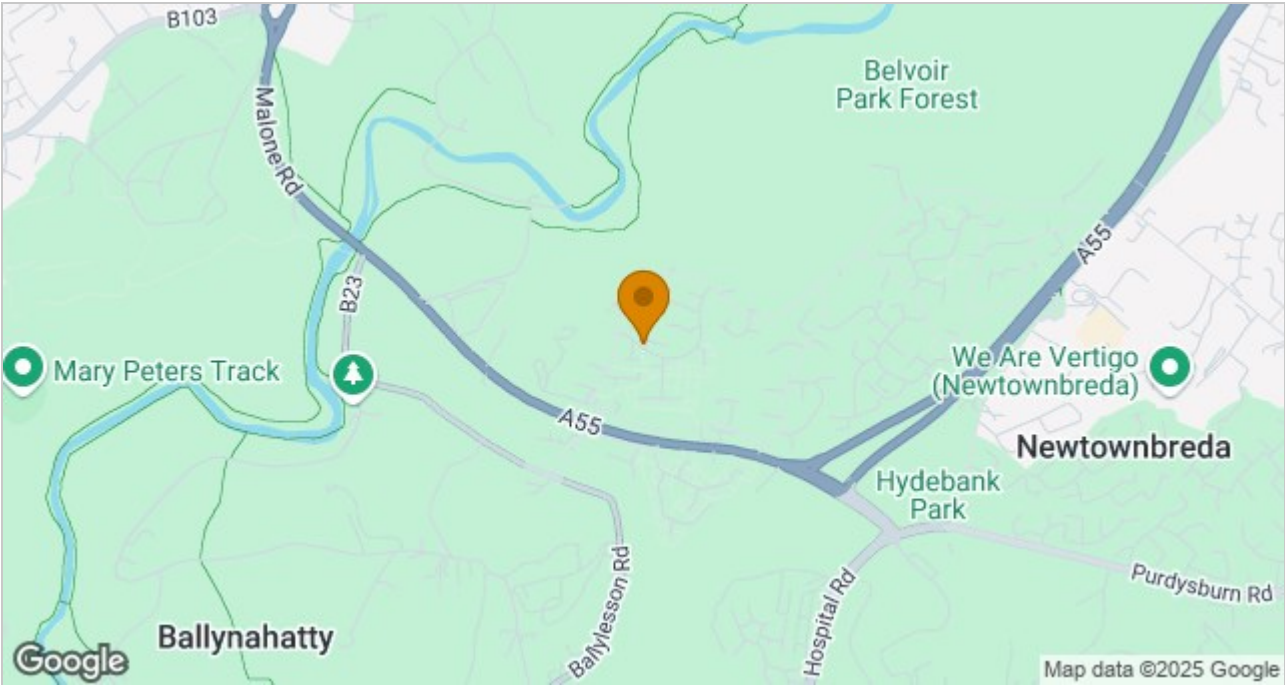
Disclaimer

Please note that all services and appliances have not, and will not be tested.

Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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