

41 Forthriver Parade , Belfast, BT13 3UU

**Offers In The Region Of
£104,950**

Beautifully Appointed Town Terrace Holding A Cul De Sac Position Within This Ever Popular Location.

Holding a prime position within this ever popular location, this modernised and luxuriously appointed town house will have immediate appeal. The richly appointed interior comprises 3 bedrooms, spacious lounge with attractive fireplace, integrated fitted kitchen incorporating built-in oven and hob, under fridge with dining area and modern white bathroom suite. The dwelling further offers oil fired central heating, Pvc double glazed windows and exterior doors, extensive use of wood laminate floor coverings and has been maintained to the highest possible standard. Hard landscaped gardens front with carport to rear and low outgoings add the finishing touches to a home ideally suited to the first time buyer or young married couple alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

41 Forthriver Parade

, Belfast, BT13 3UU



- Superb Beautifully Presented Town Terrace
- Oil Fired Central Heating
- Carport To Rear
- 3 Bedrooms Spacious Lounge
- Excellent Fitted Kitchen Built-in Under Oven & Hob
- Highest Presentation
- Upvc Double Glazed Windows
- Modern White Bathroom Suite

Entrance Hall

UPvc entrance door, wood laminate floor, panelled radiator

Lounge

14'9" x 10'10" (4.51 x 3.32)

Feature fireplace with wooden surround, wood laminate floor, panelled radiator.

Kitchen

17'4" x 10'10" (5.29 x 3.32)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double oven and ceramic hob, canopy extractor fan, under fridge, plumbed for washing machine, dresser unit, partly tiled walls, ceramic tiled floor.

Dining Area

Under stair cloak.

Lobby

UPvc rear door, ceramic floor.

First Floor

Landing, Hot-press.

Bathroom

Modern white suite comprising panelled bath, electric shower, vanity unit, low flush wc, chrome towel rail, Pvc panelled walls and ceiling, wood laminate floor.

Bedroom

11'3" x 12'0" (3.44 x 3.66)

Built-in robe, wood laminate floor, panelled radiator.

Bedroom

12'4" x 9'2" (3.77 x 2.81)

Built-in robe, wood laminate floor, panelled radiator.

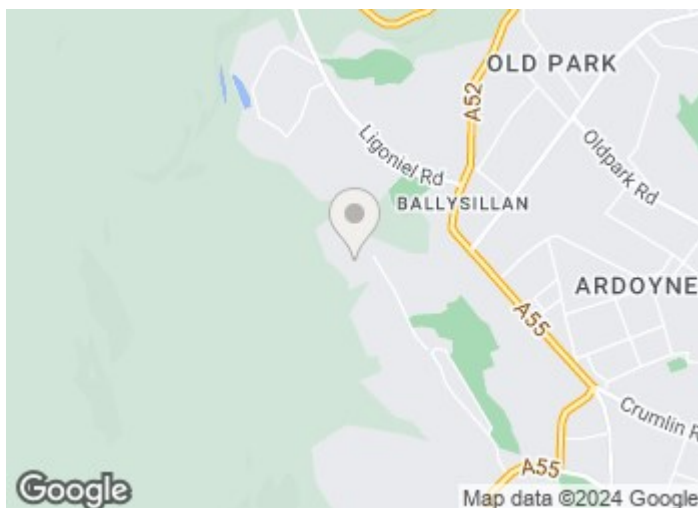
Bedroom

8'7" x 7'10" (2.63 x 2.39)

Built-in robe, wood laminate floor, panelled radiator.

Outside

Hard landscaped front garden in shrubs flower beds and stone chip. Covered rear area oil boiler oil tank out side tap
Car port, off street carparking.



Directions



Floor Plan

41 Forthriver Parade, BELFAST, BT13 3UU



Ground Floor

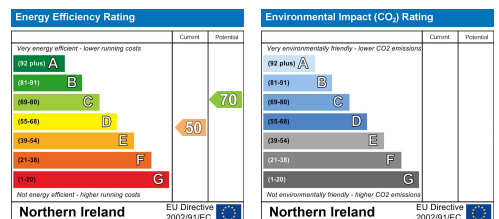


First Floor

Total Area: 85.4 m² ... 920 ft²

All measurements are approximate and for display purposes only

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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