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FOR SALE

24 Fruithill Park, Belfast, BT11 8GE

5 Bedroom Detached House on a 0.23 Acre Site

LOCATION

The subject property is situated within Fruithill Park, a highly sought after residential location in the Andersonstown area, less than 4 miles from the City Centre.

The property is in close proximity to local amenities including schools, supermarkets and a range of independent retailers. In addition, the property is within walking distance to the Westwood Centre.

DESCRIPTION

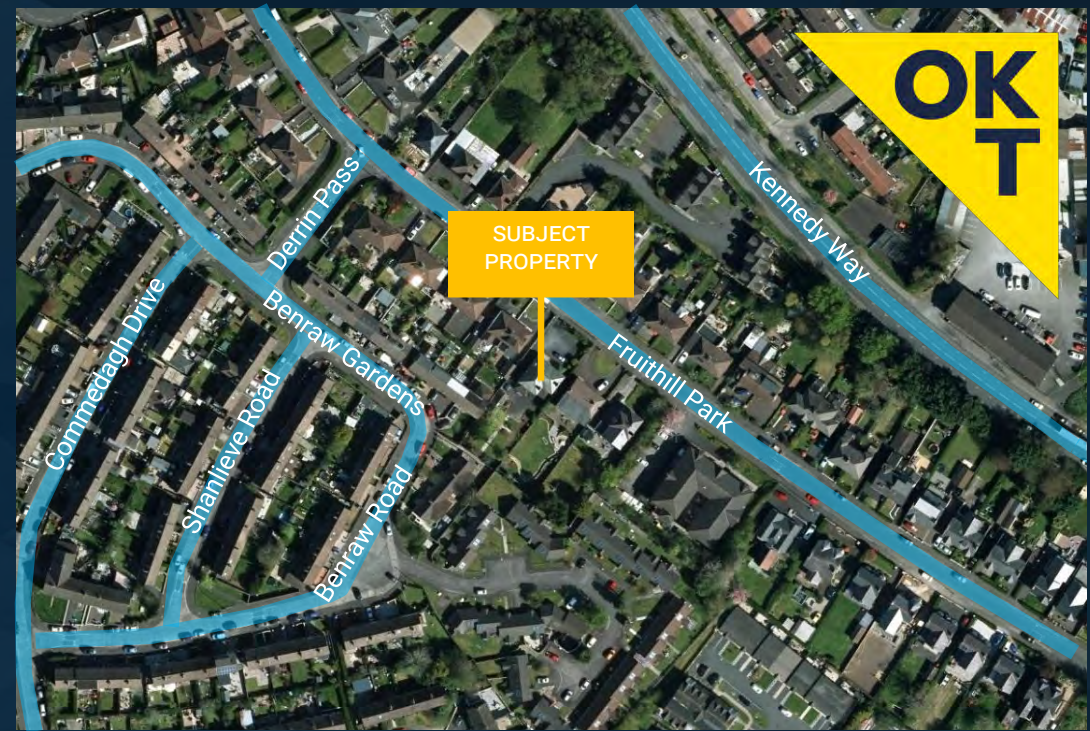
The property subject comprises an impressive five-bedroom detached house situated on an extensive site. The ground floor is laid out to provide an impressive entrance hall with feature panelling, living room, dining room, kitchen with fitted cabinets, utility, and WC. In addition there is a self-contained accessed off the hallway which comprises living room, bedroom and bathroom.

On the first floor there are four further bedrooms, one with ensuite bathroom and a separate WC.

Externally there is a detached garage to the rear of the property, with a tarmacadam driveway wrapping around the house surrounding by mature landscaping. In addition, there is a further landscaped garden at the rear of the site which has been fenced and gated.

SITE AREA

The site area extends to 0.23 acres.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Dining Room	24.2 sq m	260 sq ft
Living Room	20.6 sq m	333 sq ft
Sitting Room	10.47 sq m	113 sq ft
Kitchen	9.98 sq m	107 sq ft
Utility	5.65 sq m	60.8 sq ft
Bedroom 2	10.36 sq m	112 sq ft
Bathroom		
WC		
FIRST FLOOR		
Master Bedroom	15.8 sq m	170 sq ft
Ensuite		
Bedroom 3	10.85 sq m	117 sq ft
Bedroom 4	7.00 sq m	75.3 sq ft
Study / Bedroom 5	24.03 sq m	259 sq ft
WC		
TOTAL ACCOMMODATION	139 sq m	1,496 sq ft
Detached Garage	15 sq m	161 sq ft



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF DGFFH



24 Fruithill Park, Belfast, BT11 8GE

4 Bedroom Detached House on a 0.23 Acre Site



SALES DETAILS

PRICE: Offers over £325,000
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

CAPITAL VALUE

(RATES PAYABLE)

Capital Value: £150,000

Estimated rates payable in accordance with LPS Website: £1,364.70

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

james.christie@okt.co.uk

MARK PATTERSON

mark.patterson@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

