


A yellow triangular logo with the letters 'OK' stacked above 'T' in a bold, black, sans-serif font.

OK
T

A large, three-story red brick semi-detached house with a dark grey tiled roof. The house features a central bay window with a blue door, several other windows with white frames, and a small turret on the roof. A well-manicured hedge runs along the front of the property, and a paved driveway leads to the house. A black metal fence with a brick pillar is visible on the left side.

FOR SALE

3 Fortwilliam Demesne, Belfast, BT15 4FD

Well presented 3 Bedroom Semi-Detached House

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is situated within Fortwilliam Demesne and just off the prestigious Fortwilliam Park which is a tree-lined thoroughfare connecting the Antrim Road and the Shore Road with ornate gothic gateposts at each entrance.

DESCRIPTION

The subject comprises a well presented 3-bedroom semi-detached red brick house with private driveway and rear patio.

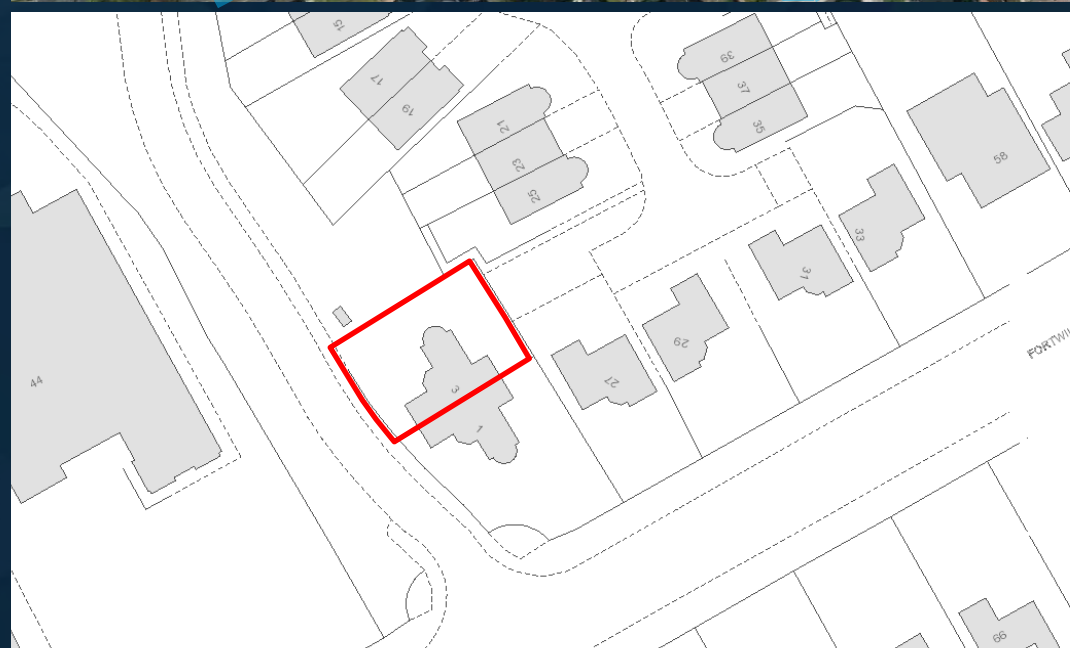
The ground floor is laid out to provide entry hall, living room with feature fireplace and bow window, study, kitchen with high- and low-level units and built in appliances, and WC.

The first floor comprises master bedroom with ensuite shower room, two further bedrooms and family bathroom.

Externally there is a driveway leading to the rear patio which is fenced and laid in stone.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Hall	c. 11 sq m	117 sq ft
Living Room	c. 23 sq m	244 sq ft
Study	c. 12 sq m	127 sq ft
Kitchen (including utility)	c. 17 sq m	185 sq ft
WC		
FIRST FLOOR		
Bedroom 1	c. 19 sq m	203 sq ft
Ensuite	c. 4 sq m	45 sq ft
Bedroom 2	c. 15 sq m	163 sq ft
Bedroom 3	c. 11 sq m	117 sq ft
Bathroom	c. 5 sq m	55 sq ft
TOTAL ACCOMMODATION	c. 117 sq m	1,256 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/uk/si/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.

REF: DC3FD



3 Fortwilliam Demesne, Belfast, BT15 4FD

Well presented 3 Bedroom Semi-Detached House



SALES DETAILS

PRICE: £270,000
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.

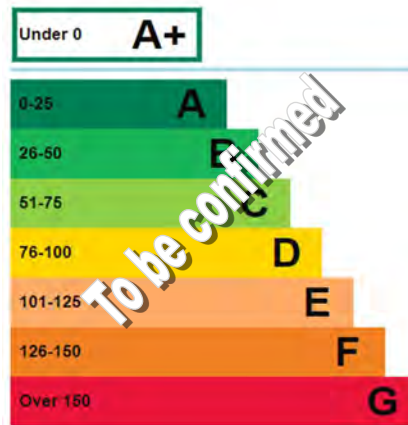
CAPITAL VALUE

(RATES PAYABLE)

CAPITAL VALUE: £80,000

Estimated rates payable in accordance with LPS Website: £727.84

All perspective 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.