

The OKT logo is located in the top right corner of the image. It consists of the letters 'OKT' in a bold, black, sans-serif font, arranged vertically. The 'O' and 'K' are on the top line, and the 'T' is on the bottom line. The logo is set against a yellow triangular background that points towards the bottom right corner of the image.The text 'FOR SALE' is overlaid on the bottom left of the image. It is written in a large, white, serif font with a slight shadow effect, making it stand out against the background of the house and garden.

102 Fruithill Park, Belfast, BT11 8GF

4 Bedroom Semi-Detached House on a 0.17 Acre Site

LOCATION / DESCRIPTION

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.

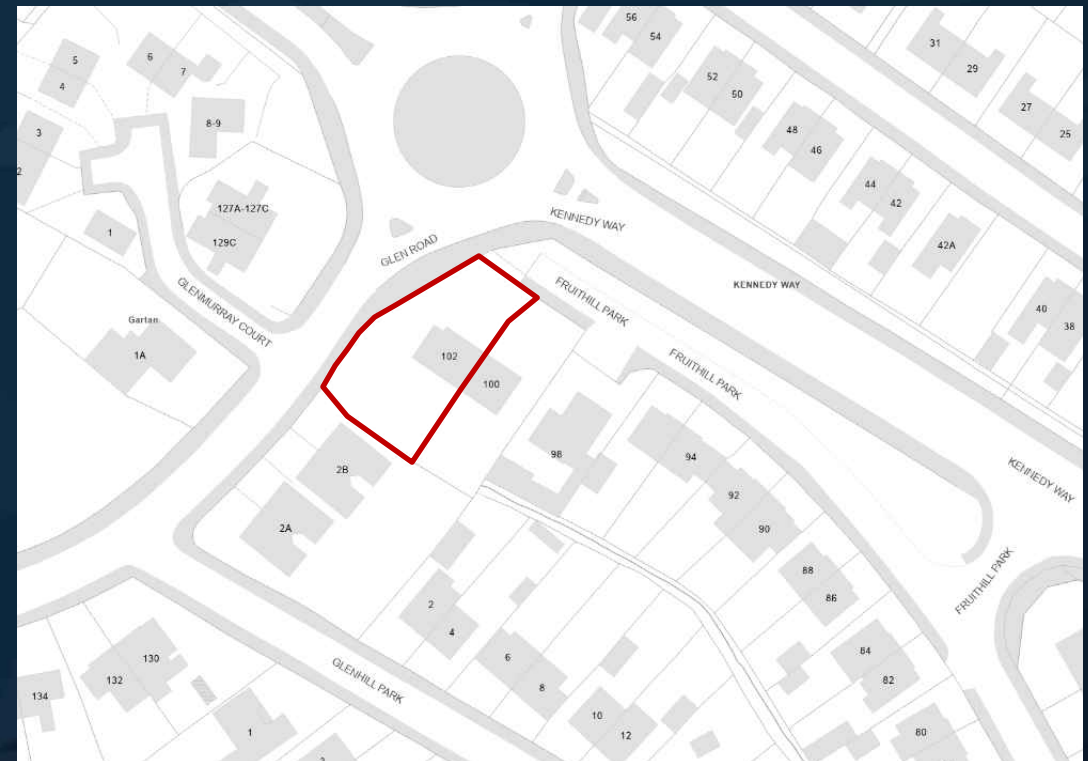
The property subject comprises a 4-bedroom detached house situated on a generous site. Internally the ground floor is laid out to comprise living room, dining room, sunroom, and kitchen. In addition there is a utility room and WC accessed via the rear garden and an attached garage. A first-floor extension over the garage provides a large family room and a bedroom.

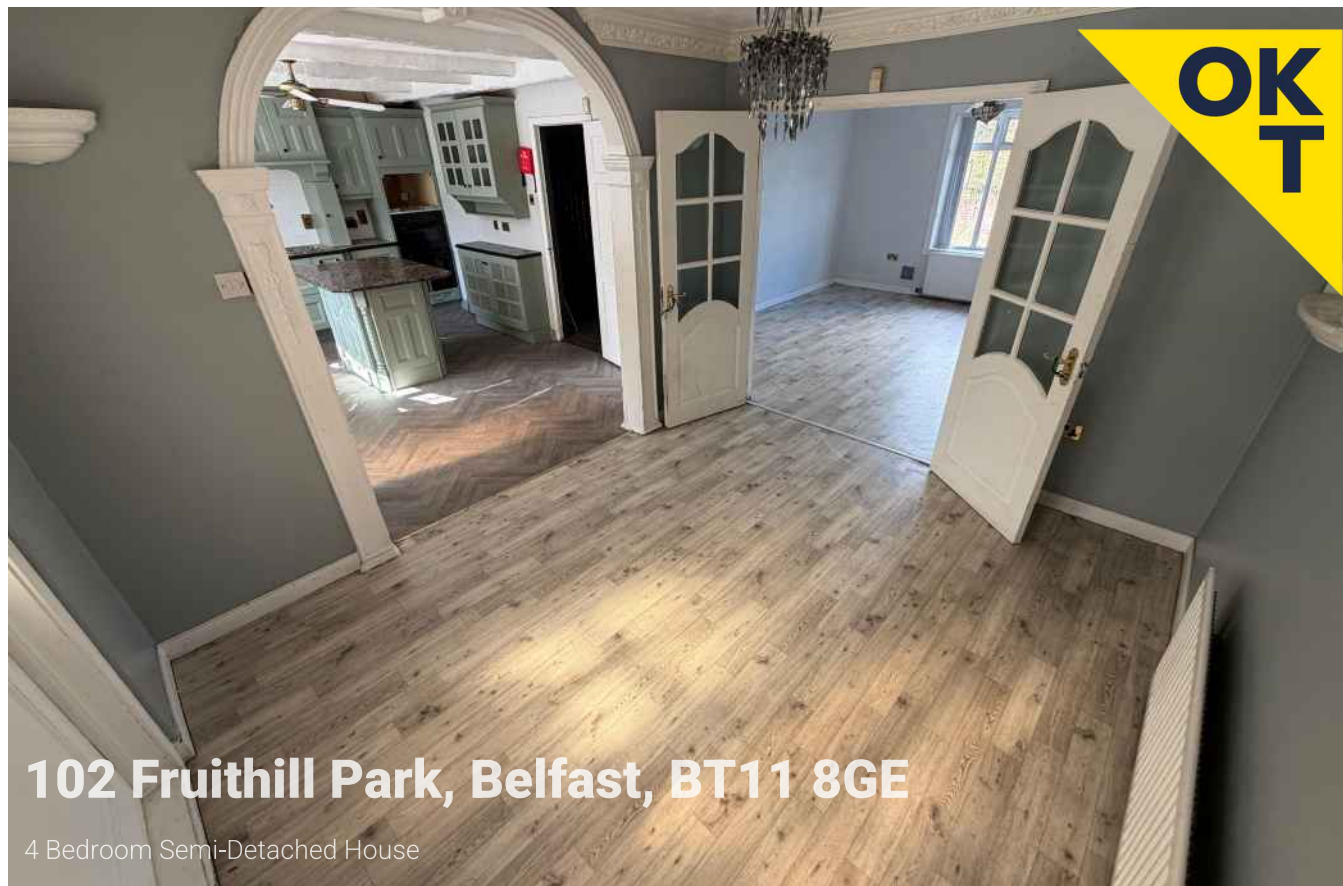
On the first floor there are three further bedrooms, a family bathroom and a separate WC.

Externally there is a private driveway to the front of the property and a garden to the rear.

ACCOMMODATION

DESCRIPTION	AREA (M)	AREA (SQ FT)
GROUND FLOOR		
Porch	2.08m x 1.85m	6.82ft x 6.07ft
Hall	3.84m x 2.2m	12.6ft x 7.22ft
Living Room	4.16m x 4.1m	13.6ft x 13.5ft
Dining Room	3.54m x 2.94m	11.6ft x 9.65ft
Sunroom	4.18m x 3.63m	13.7ft x 11.9ft
Kitchen	4.69m x 3.55m	15.4ft x 11.6ft
Family Room	5.84m x 5.15m	19.2ft x 16.9ft
Bedroom 4	6.16m x 3.72m	20.2ft x 12.2ft
Utility Room	4.13m x 1.63m	13.5ft x 5.35ft
Store	2.07m x 1.17m	6.79ft x 3.84ft
FIRST FLOOR		
Bedroom 1	4.18m x 3.59m	13.7ft x 11.8ft
Bedroom 2	4.1m x 2.07m	13.5ft x 6.79ft
Bedroom 3	3.47m x 3.46m	11.4ft x 11.4ft
WC		
SECOND FLOOR		
Store 1	3.35m x 1.16m	11ft x 3.81ft
Store 2	6.21m x 1m	20.4ft x 3.28ft
Garage	7.8m x 6m	25.6ft x 19.7ft





SITE AREA

The site extends to c. 0.17 acres.

SALES DETAILS

PRICE: Offers over £300,000

TITLE: Assumed freehold

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

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.

CAPITAL VALUE (RATES PAYABLE)

Capital Value: £170,000

Estimated rates payable in accordance with LPS

Website: £1,709

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



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/uksi/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: DGF

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.

