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FOR SALE

56 St Meryl Park, Belfast, BT11 8FY

3 Bedroom Semi-Detached House

LOCATION / DESCRIPTION

The subject property is situated on St Meryl 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 subject property comprises a 3-bedroom semi-detached house with garage space. The ground floor is laid out to comprise living room and family room which is open to the dining room and kitchen. The first floor provides 3 bedrooms and bathroom, additionally, an open study space on the second floor.

Externally there is a detached garage with ample room for parking at the front of the property and enclosed private garden at the rear.

ACCOMMODATION

DESCRIPTION

AREA (M)

AREA (FT)

GROUND FLOOR

Hall	4.22 × 1.83	13.9 × 6.00
Living	3.29 × 3.80	10.8 × 12.5
Family	3.29 × 3.60	10.8 × 11.8
Open to dining	2.57 × 1.87	8.43 × 6.14
Open to kitchen	2.16 × 4.98	7.09 × 16.3

FIRST FLOOR

Landing	2.02 × 2.92	6.63 × 9.58
Bedroom 1	3.59 × 3.18	11.8 × 10.4
Bedroom 2	3.81 × 3.19	12.5 × 10.5
Bedroom 3	2.03 × 1.99	6.66 × 6.53
Bathroom	4.18 × 2.15	13.7 × 7.05

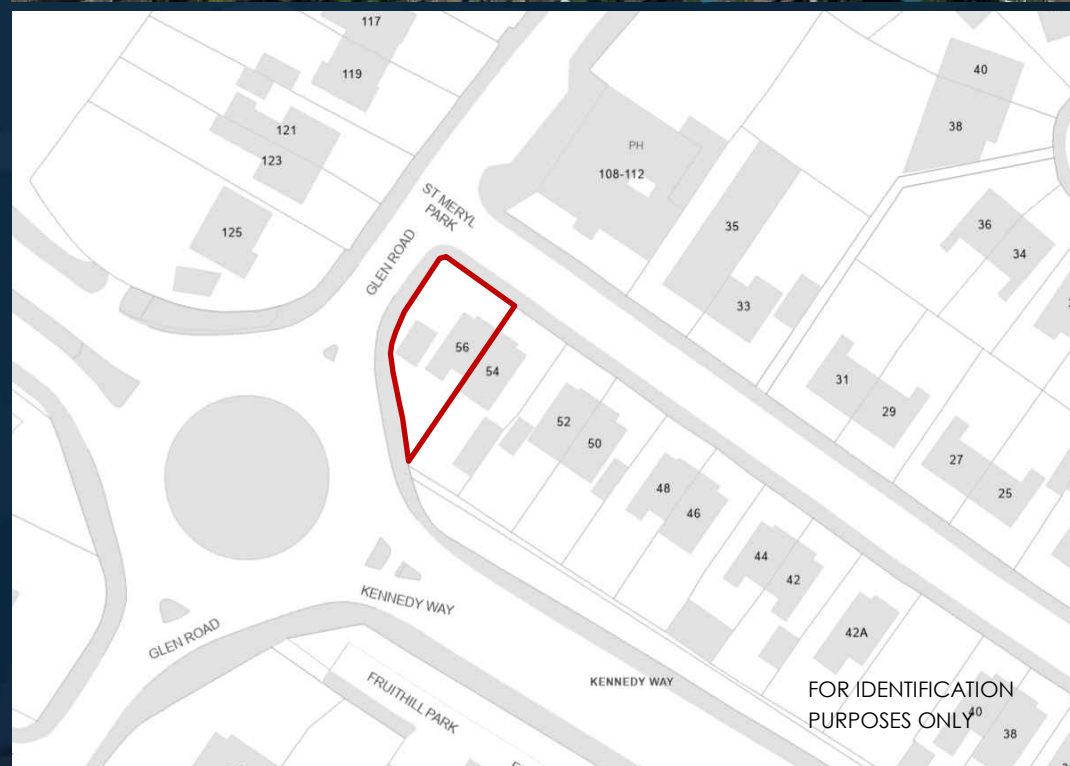
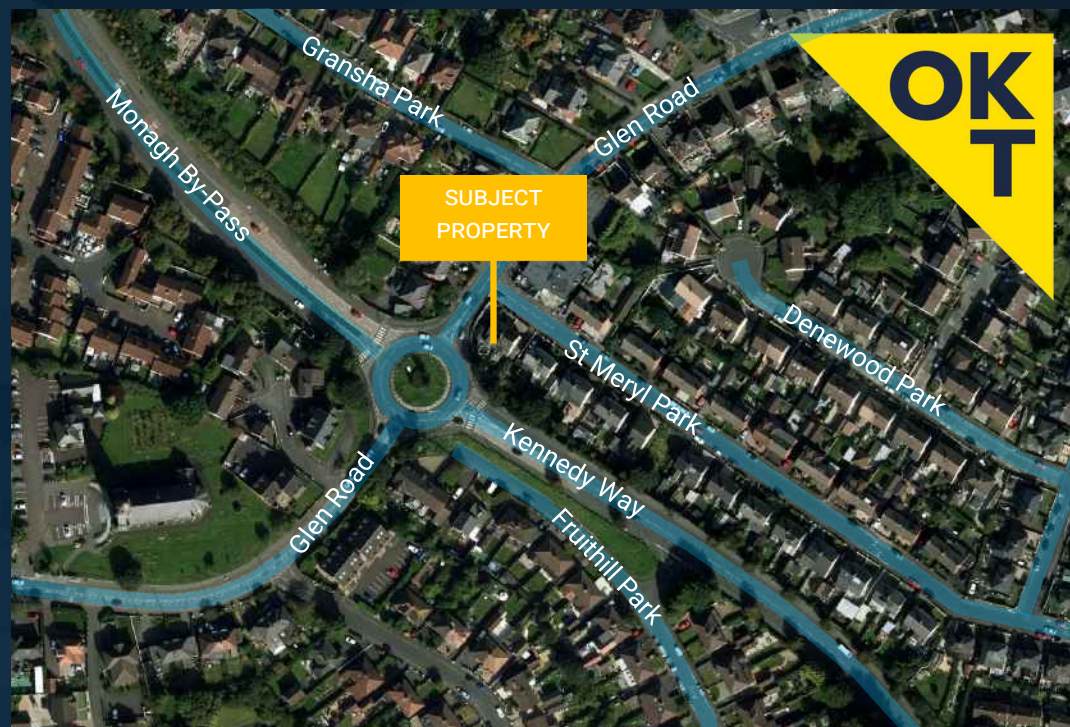
SECOND FLOOR

Study	1.63 × 3.92	5.35 × 12.9
Garage	5.47 × 3.50	18.0 × 11.5

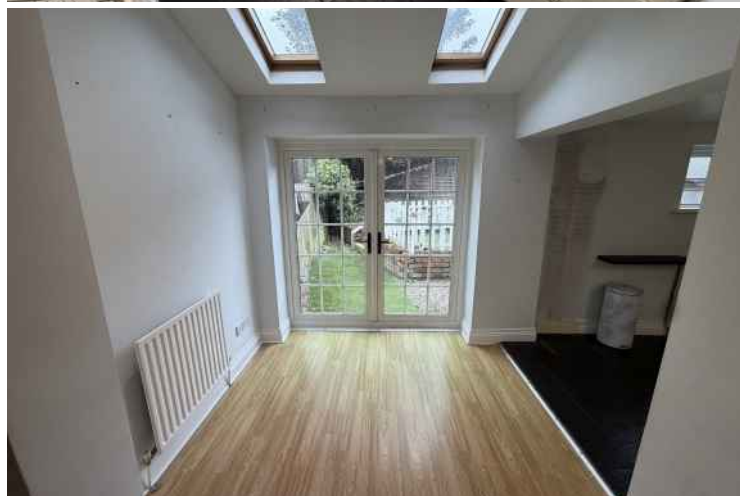
Customer Due Diligence:

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



FOR IDENTIFICATION
PURPOSES ONLY⁴⁰



SALES DETAILS

PRICE: £225,000
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.

NAV (RATES PAYABLE)

NAV: £145,000

Estimated rates payable in accordance with LPS
Website: £1,457

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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 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.

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