



Carmel Street,  
£104,950

  
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## Carmel Street, Belfast

**£104,950**

This mid terrace property is located on Carmel Street, in the popular University Area of Belfast. Its close proximity to Queens University Campus and the wide range of local amenities is a big attraction and is an ideal buy for parents with children attending university or the landlord market. In brief the internal accommodation comprises of three bedrooms, living room, kitchen and first floor bathroom. The property also benefits from oil fired central heating, an enclosed rear yard and PVC double glazing. Early inspection is advised through Reeds Rains Ormeau on 02890 680420.

### HARDWOOD FRONT DOOR

### HALLWAY

Laminate wood flooring. Corbels. Ceiling rose.

### RECEPTION ROOM / BEDROOM 3

2.97m x 2.59m (9'9" x 8'6")

Front aspect.

### LIVING/DINING AREA

3.10m x 2.57m (10'2" x 8'5")

Laminate wood flooring. Under stair storage. Through to:-

### KITCHEN

4.70m x 2.21m (15'5" x 7'3")

Range of high and low level units. Space for fridge/freezer. Plumbed for washing machine. Stainless steel single drainer sink unit with mixer taps. Space for free standing electric oven. Concealed over head extractor fan. Hardwood rear door.

### STAIRS TO FIRST FOOR

Landing with hot press and storage cupboard.

### BEDROOM 1

3.73m x 2.97m (12'3" x 9'9")

Laminate flooring.

### BEDROOM 2

3.10m x 2.36m (10'2" x 7'9")

Laminate flooring.

### BATHROOM

2.77m x 2.24m (9'1" x 7'4")

Low flush WC. Pedestal wash hand basin with mixer taps. Part tiled walls. Panelled bath with mixer taps and over electric shower. Extractor fan.

### OUTSIDE

Rear yard with PVC tank and oil boiler.



For full EPC please contact the branch



