



Pine Way,

£124,950



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Pine Way, Belfast

£124,950

We are delighted to market for sale this recently refurbished terrace property within easy access to Botanic Avenue and Queens University. 7 Pine Way is an ideal first time buy or buy to let investment given its convenient location in the heart of Belfast city itself. Internally the property offers three bedrooms and luxury bathroom to the first floor whilst the lower level comprises of front living room and extended open plan dining through to kitchen. Other key features include recently installed double glazing throughout and newly installed wireless controlled smart central heating Externally there is parking to the front and an enclosed low maintenance yard to the rear. Only upon viewing will one appreciate the high quality of finish. Viewing by appointment through Reeds Rains Ormeau Road on 02890680420.

COMPOSITE FRONT DOOR

HALLWAY

Tiled floor.

LIVING ROOM

3.99m x 3.28m (13'1" x 10'9")

Laminate wood flooring. Front aspect.

DINING AREA

4.09m x 2.62m (13'5" x 8'7")

Tiled floor. Upvc double glazed french doors to rear. Low voltage spotlights. Archway to:-

KITCHEN

3.56m x 2.67m (11'8" x 8'9")

Newly fitted acrylic glass kitchen with range of high and low level units. Tiled floor. Spotlights. 1.5 drainer sink unit

with mono tap. Plumbed for washing machine. Space for fridge/freezer. Built in electric 'Hotpoint' double oven. 4 ring glass hob. Overhead 'Klarstein' chimney hood extractor fan. Part tiled walls.

STAIRS TO:-

FIRST FLOOR LANDING

Storage cupboard with gas fired boiler.

BEDROOM 1

3.25m x 3.15m (10'8" x 10'4")

Built in storage. Front aspect.

BEDROOM 2

3.05m x 4.90m (10'0" x 16'1")

Built in storage. Rear aspect.

BEDROOM 3

2.82m x 2.18m (9'3" x 7'2")

Laminate wood flooring. Front aspect.

BATHROOM

2.62m x 1.63m (8'7" x 5'4")

Luxury suite comprising of low flush WC, panelled bath with mixer taps and over head shower, pedestal wash hand basin. Tiled floor. Tiled walls. PVC tongue and groove ceiling with spotlights. Extractor fan.

OUTSIDE

Parking space to the front. Enclosed rear yard part paved and perspex sheltered. Outside shed with electric.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

