

# AGREED



## JOHNMINNIS

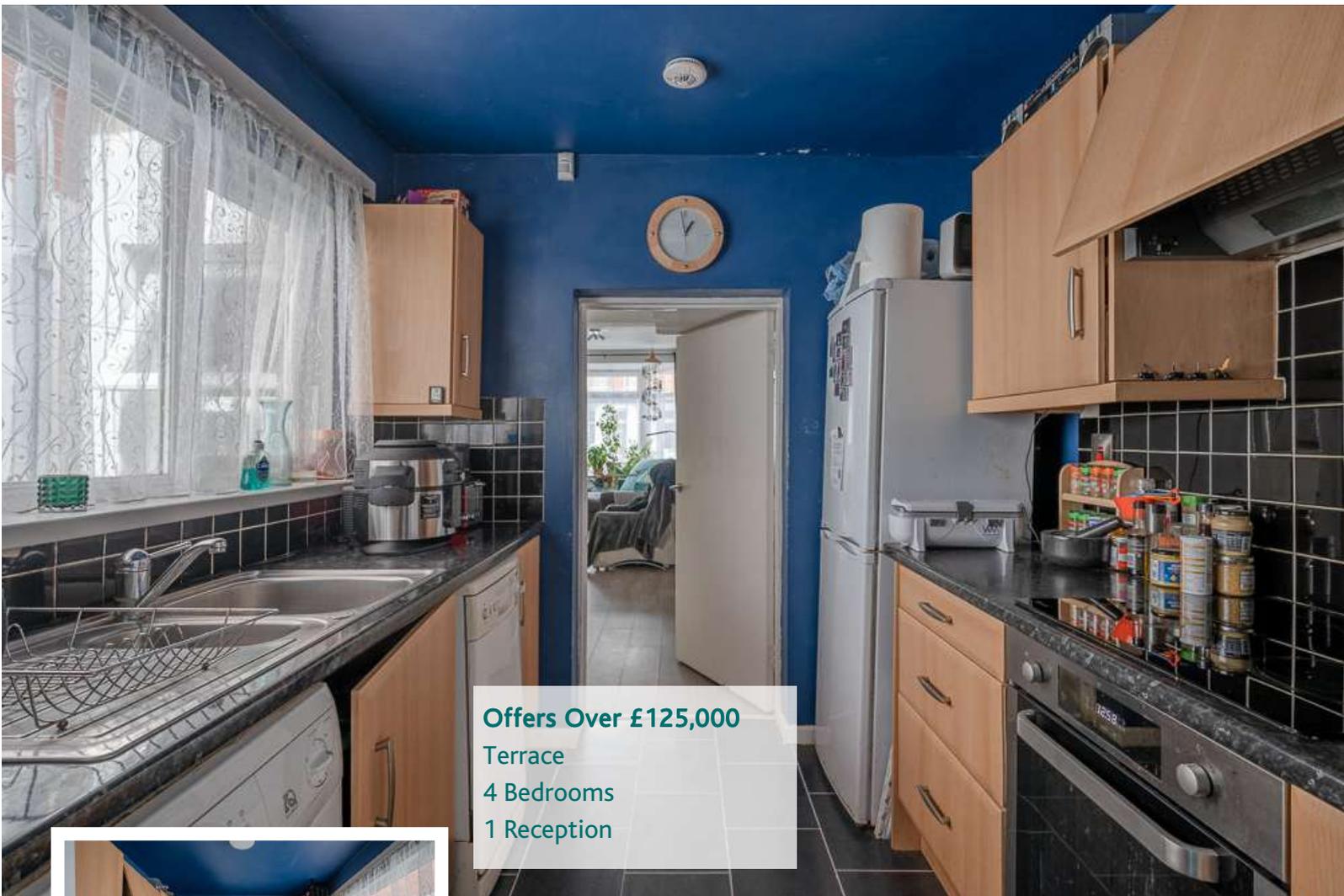
ESTATE AGENTS &  
LETTING SPECIALISTS

89 Tildarg Street | Belfast, BT6 8NJ  
OFFERS OVER £125,000

Scan for Property Details  
and to Arrange a Viewing



johnminnis.co.uk  



Offers Over £125,000

Terrace

4 Bedrooms

1 Reception

## Property Features

- Deceptively Spacious Mid-Terrace Property Located just off the Cregagh Road
- Close Proximity to Rosetta Road and Ormeau Road Providing Ease of Access to a Range of Local Amenities
- Four Well Appointed Bedrooms
- Open Plan Living Dining Room with Feature Fireplace and Dual Aspect Windows
- Fitted Kitchen
- Downstairs Bathroom with White Suite
- Enclosed Rear Yard
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast
- Ideally Suited to the First Time Buyer, Young Family and Investor Alike
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



# Accommodation

## Ground Floor

Reception Hall

Open Plan Living/Dining Room

23'10" x 9'10"

Kitchen

Hallway Leading To Bathroom

Shower Room

## First Floor

Landing

Bedroom One

13' x 10'11"

Bedroom Two

10'9" x 8'3"

## Second Floor

Landing

Bedroom Three

13' x 10'1"

Bedroom Four

13' x 10'1"

## Outside

Enclosed Front Forecourt

Enclosed Rear Yard

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



We are delighted to bring to the market this bay fronted four-bedroom mid-terrace property located in the ever popular Cregagh Road Area of South East Belfast. The location offers ease of access for the city commuter and is within close proximity to the vibrant village of Ormeau and within striking distance to a range of local amenities including many popular restaurants and boutiques. The property also lies within the catchment area to a range of the Country's most prestigious schools.

Comprising of: open plan living dining area with feature electric fireplace and dual aspect windows, fitted kitchen, four well-proportioned bedrooms, downstairs fitted bathroom with white suite and an enclosed private rear yard. The property further benefits from gas fired central heating and UPVC double glazing throughout.

With many highly sought after attributes, this property is sure to appeal to a range of potential buyers we therefore recommend viewing at your earliest convenience.



All dimensions are approximate and should not be relied upon for the purposes of any legal proceedings. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product.

# Directions

Coming down the Woodstock Road in the direction of Belfast City Centre, turn left on to Ravenhill Avenue, then turn right on to Carlingford Street. Tildarg Street is the second right and No 89 is on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		61	71
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



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