



## 33 Parkmount Street, Belfast

### Offers In The Region Of £69,950

A modernised town house overflowing with extras which has been extended and presented to the highest possible standard. The richly appointed interior comprises 2 bedrooms, lounge, modern fitted kitchen and classic white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, extensive use of ceramic and wood laminate floor coverings, new internal doors and benefits from low outgoings and the most convenient location. Offering everything possibly needed and more for the first time buyer or young married couple. Immediate viewing is strongly recommended.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	61 → 71	69 → 69	69
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**ENTRANCE HALL**

Wood laminate floor.

**LIVING ROOM 4.45m x 3.15m (14'7" x 10'4")**

Free standing fireplace. Wood laminate floor.


**KITCHEN 3.05m x 2.36m (10'0" x 7'9")**

Single drainer stainless steel sink unit. Full range of Shaker style units, formica worktops. Plumbed for washing machine. Partly tiled walls. Ceramic tiled floor.


**REAR HALL**

Gas fired boiler.

**BATHROOM**

White suite comprising panelled bath, pedestal wash hand basin, low flush wc. Ceramic tiled floor.


**FIRST FLOOR**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.