



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