



## 20 Kilburn Street, Belfast, BT12 6JS

**Guide Price £130,000**

Located just between Tates Avenue & Donegall Road, this recently refurbished end terrace home represents an excellent opportunity for buyer's seeking a property finished to a high standard and ready to move into. Bright and spacious, the accommodation comprises two double bedrooms, living room with feature wood burning stove with marble surround, excellent kitchen / dining area with range of integrated appliances and contemporary first floor shower suite. Further benefits include gas fired central heating and PVC double glazing. Outside there is an enclosed patio area and outhouse for additional storage. With similar properties in the surrounding area selling fast early viewing is highly recommended.

- Fully Refurbished End Terrace Home
- Modern Fitted Kitchen / Dining
- First Floor Contemporary Shower Suite
- PVC Double Glazed Windows
- Suitable For First Time Buyers or Investors
- Living Room With Wood Burning Stove & Marble Surround
- Two Double Bedrooms
- Gas Fired Central Heating With New Radiator System
- Convenient Location
- Ready To Move Into

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		58	60
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland  
EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**  
PVC front door.

**RECEPTION HALL**



Herringbone Oak Veneer Floor.

**LIVING 9'6" x 9'6" (2.9 x 2.9)**



Arizona eco design wood burning stove with Nero Marquina marble surround. Herringbone Oak Veneer Floor.



**KITCHEN / DINING 15'1" x 8'2" (4.6 x 2.5)**



Modern fitted kitchen comprising range of high and low level units, Belfast sink, built in Logic washer / dryer, 4 ring electric Nardi hob with NEB Italian design oven, modern LED extractor fan, built in fridge / freezer, part tiled walls and Herringbone Oak Veneer Floor. Access to enclosed rear patio area.



**ON THE FIRST FLOOR**

### BEDROOM ONE 14'5" x 8'2" (4.4 x 2.5)



Built in wardrobe. Exposed brick feature wall.

### BEDROOM TWO 9'6" x 8'2" (2.9 x 2.5)



Exposed brick feature wall.

### SHOWER SUITE 6'2" x 6'2" (1.9 x 1.9)



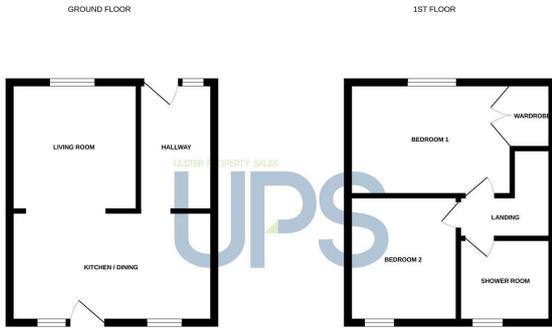
Modern suite comprising, low flush comfort height W.C, pedestal wash hand basin, Led anti fog mirror, heated towel rail, walk in thermostatic shower, part tiled walls and tiled floor.



Enclosed patio with outhouse storage.

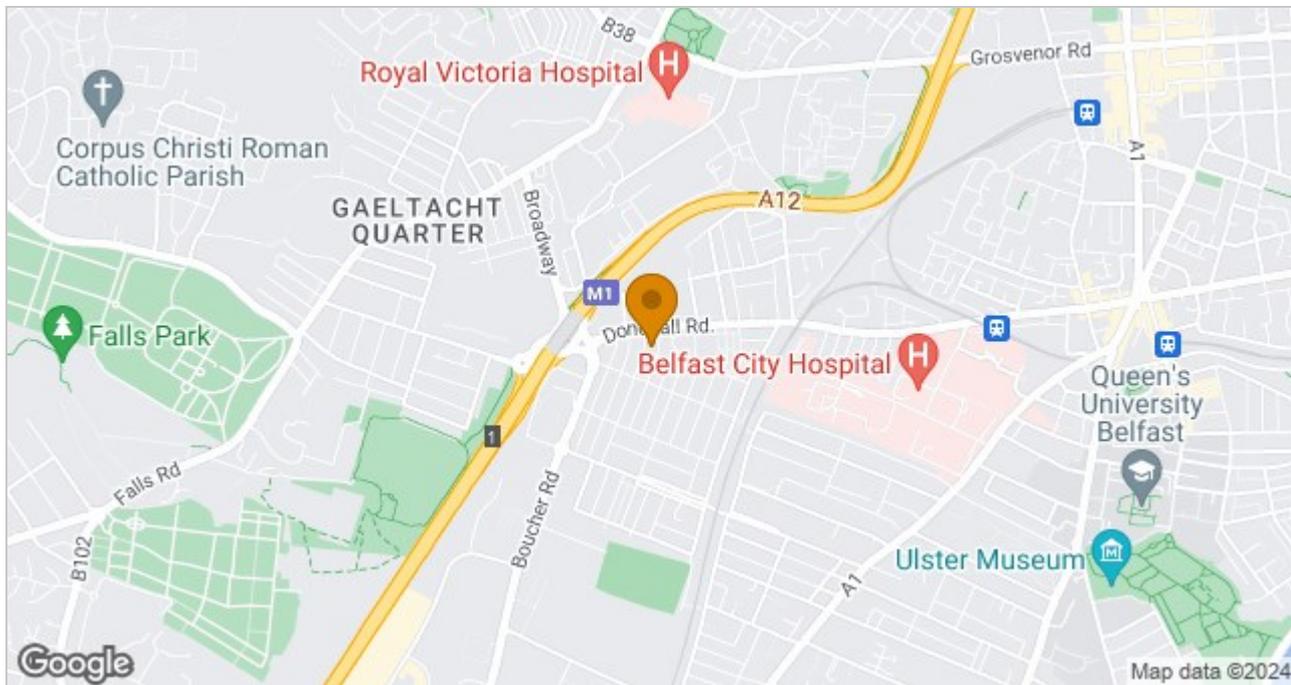
### OUTSIDE

# Floor Plan



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, sections, walls and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for guidance purposes only and should not be used as a contract or any other legal document. The buyer is advised to verify the measurements and to check the actual measurements on site before completion of the purchase. Map data ©2024

# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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