



4 Fane Street, Belfast, BT9 7BW

Price Guide £185,000

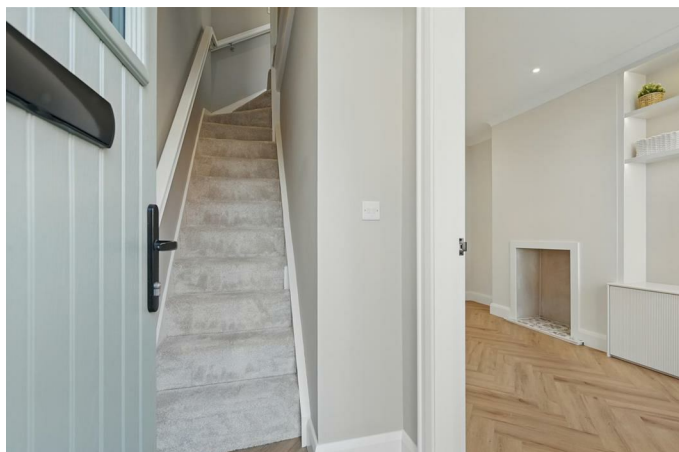
Located just off the sought after Lisburn Road in South Belfast, this fully re-furbished and renovated terraced home is finished to the highest standard throughout. Beautifully styled, the property benefits from a full re-wire and new roof. With a contemporary feel throughout the accommodation comprises, on the ground floor, living room, kitchen with dining area, utility and W.C. On the first floor there are two double bedrooms and contemporary shower room. Further benefits include gas fired central heating and PVC double glazing. Within walking distance to many shops, restaurants & other amenities this fine home will appeal to a range of buyers. Early viewing is highly recommended.

- Recently Renovated Terraced Property
- Contemporary Kitchen With Range Of Appliances / Dining Area
- Two Generous Bedrooms
- Gas Central Heating / PVC Double Glazed Windows
- Walking Distance To Shops, Cafes, Restaurants & Belfast City Centre
- Beautiful Living Room With Built In Storage / Shelving
- Utility Room With W.C
- First Floor Shower Room
- Chain Free & Ready To Move Into

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(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



Composite front door.

LIVING 13'9" x 9'6" (4.2 x 2.9)



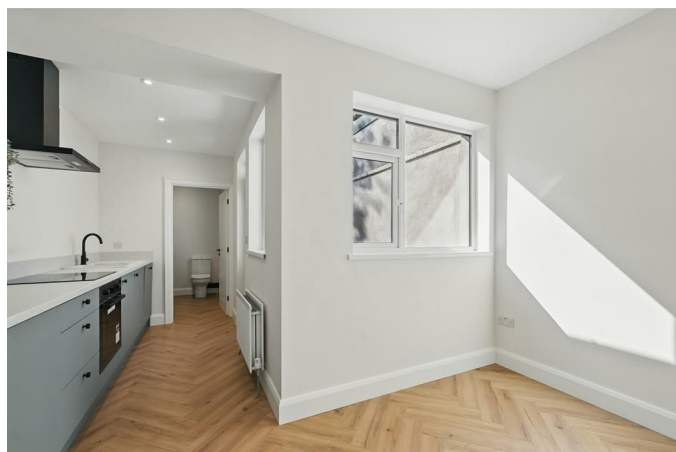
Herringbone style wood effect floor, with built in storage, open shelving and led under lighting.



KITCHEN / DINING 15'5" x 12'1" at widest points (4.7 x 3.7 at widest points)



Extensive range of high and low level units, integrated appliances to include fridge / freezer, dishwasher, oven / grill, 4 ring electric hob, extractor fan, stainless steel sink unit and herringbone style wood effect flooring.



UTILITY ROOM / W.C 7'6" x 5'2" (2.3 x 1.6)

Excellent range of high and low level units, low flush w.c, stainless steel sink unit, plumbed for washing machine and herringbone style wood effect flooring. Gas boiler

ON THE FIRST FLOOR

BEDROOM ONE 12'9" x 8'6" (3.9 x 2.6)



Built in robes.

BEDROOM TWO 9'2" x 6'10" (2.8 x 2.1)



SHOWER ROOM

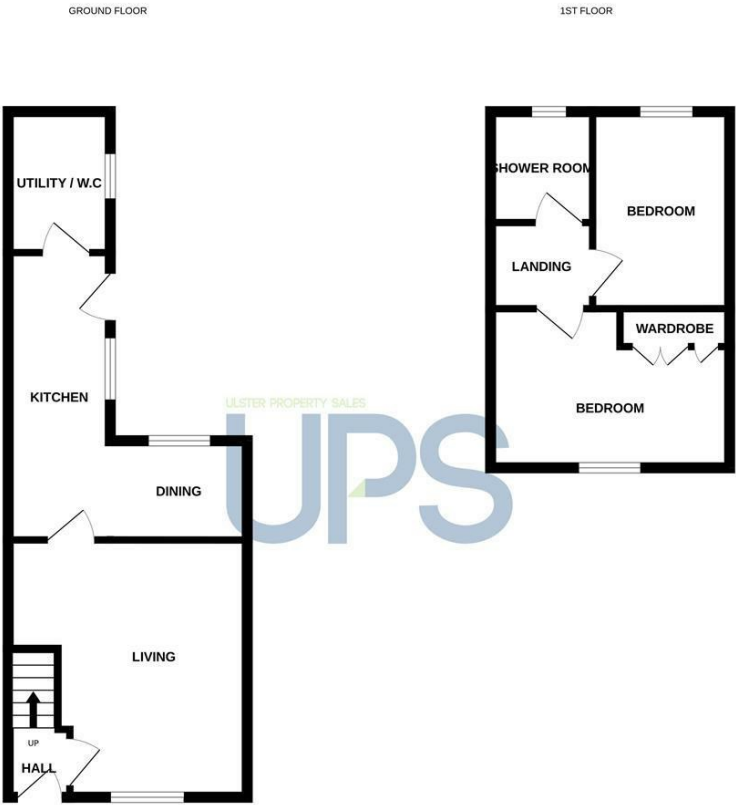


Contemporary suite comprising, thermostatic rainfall shower, vanity unit sink, low flush W.C, part tiled walls and wood effect floor.

OUTSIDE

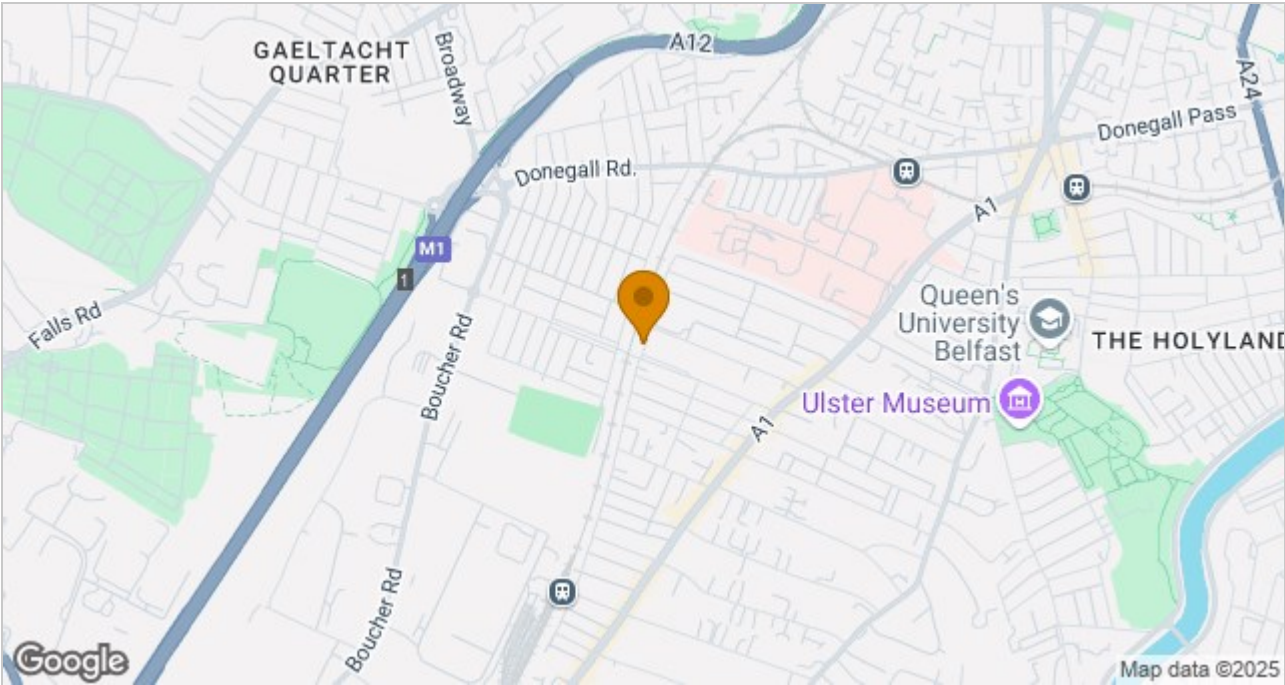
Paved front with rear patio and outside lighting.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix i2025.

Area Map



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