



8 Elaine Street, Belfast, BT9 5AR

Guide Price £225,000

We are pleased to offer for sale this red brick terrace property located in the heart of the popular Stranmillis Village. The well proportioned accommodation comprises lounge, dining room, kitchen, two good sized bedrooms on the first floor along with shower room. The property benefits from oil fired central heating and double glazed windows. Within walking distance to a range of local amenities including cafés, restaurants and shops. Queens University, PEC and Stranmillis College are also nearby, viewing is highly recommended.

- Beautifully Presented Terraced Home
- Spacious Kitchen
- Luxury Shower Suite
- Enclosed Yard To Rear
- Walking Distance To Local Shops, Cafes & Queens University
- Front Lounge With Bay Window And Feature Fireplace & Seperate Dining Room
- Two Excellent Bedrooms
- Chain Free
- Oil Fired Central Heating / PVC Double Glazing
- An Ideal Home For The First Time Buyer

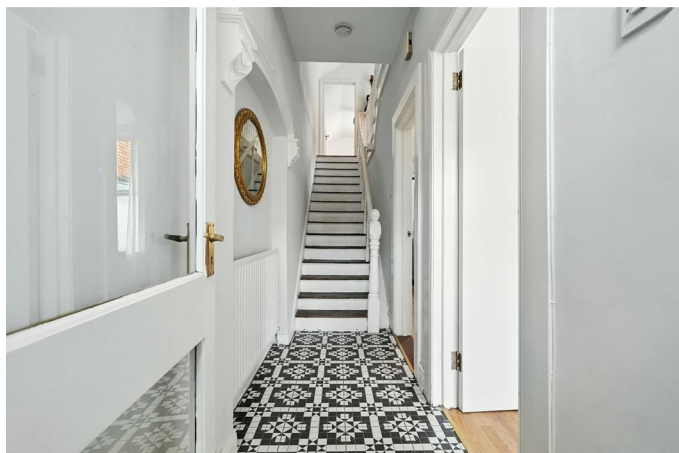
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

RECEPTION HALL

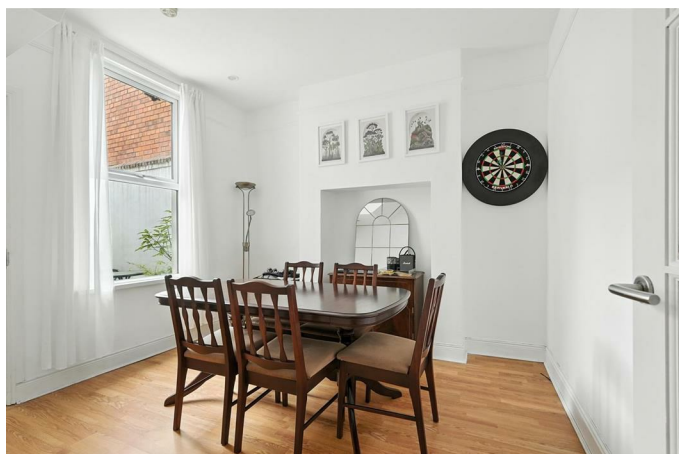


LOUNGE 12'5" x 9'10" (3.8 x 3.0)



Wood floor, bay window, feature fireplace with wood surround.

DINING ROOM 11'1" x 9'10" (3.4 x 3.0)



Wood floor.

KITCHEN 15'1" x 6'6" (4.6 x 2.0)



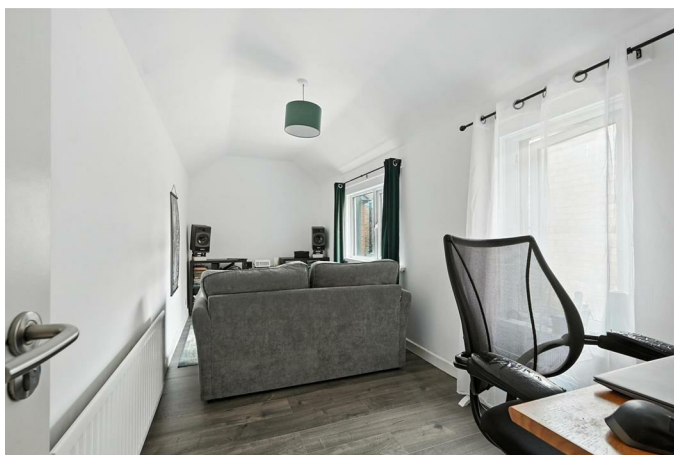
Range of high and low level units, plumbed for washing machine, integrated hob with electric hob and extractor fan, 1.5 stainless steel sink unit with drainer and mixer tap.

ON THE FIRST FLOOR

BEDROOM ONE 13'5" x 11'1" (4.1 x 3.4)



BEDROOM TWO 17'8" x 6'10" (5.4 x 2.1)



SHOWER ROOM



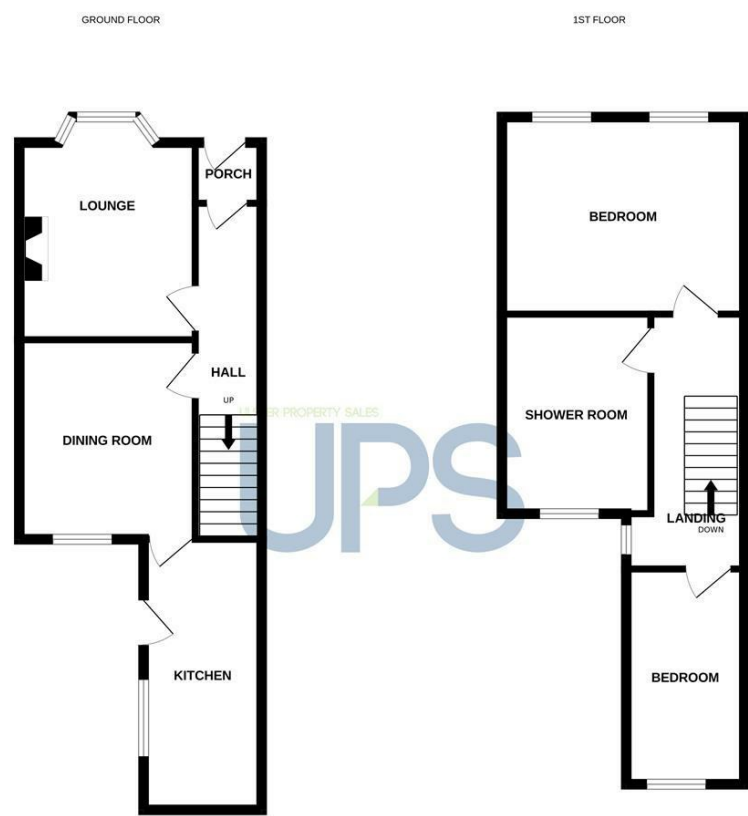
White suite comprising low flush W.C, pedestal wash hand basin, enclosed shower.

OUTSIDE



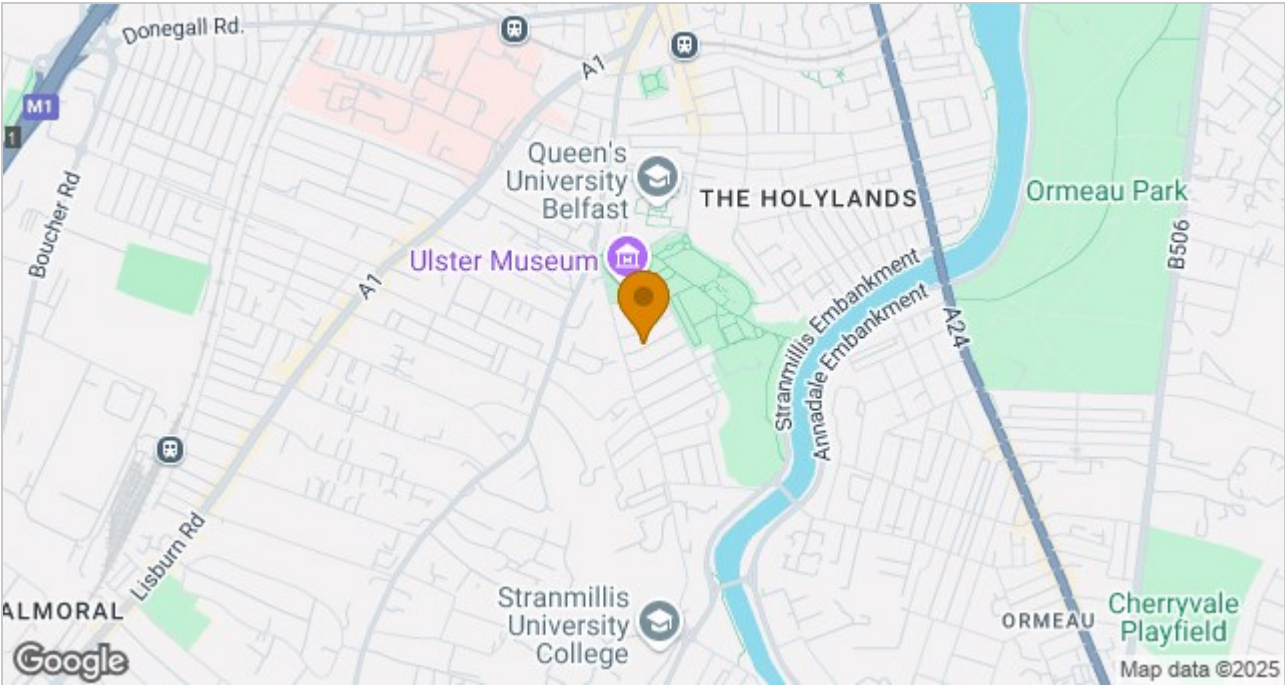
Enclosed yard to rear.

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.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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