



25 St. Georges Gardens, Belfast, BT12 5FJ

Price Guide £165,000

Situated just off Sandy Row this is an attractive red brick end of terrace property, well maintained and in immaculate order throughout. The property comprises on the ground floor, spacious lounge and modern kitchen with dining space. On the first floor there are two good sized bedrooms and contemporary bathroom suite. Further benefits include floored roof space, gas central heating and uPVC windows. Outside there is a large enclosed patio to rear with garden shed and driveway to front. In this increasingly popular location close to shops, hospitals, Lisburn Road and the City Centre, interest is sure to be strong so we would encourage early viewing.

- Superb End Terrace Property
- Modern Kitchen With Dining Area
- Contemporary Bathroom Suite
- Driveway With Enclosed Patio Area To Rear
- Gas Central Heating / UPVC Windows
- Spacious Living Room
- Two Good Sized Bedrooms
- Floored Roofspace
- Well Presented

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

**ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



PVC Front door.

LIVING ROOM 13'5" x 11'5" (4.1 x 3.5)



Tile wood effect flooring with electric fire.
Under stairs storage.

KITCHEN / DINING 14'9" x 10'2" (4.5 x 3.1)



Excellent range of high and low level units,
integrated oven with 4 ring electric hob,
extractor fan, plumed for washing machine,

stainless steel sink unit, part tiled walls and
tile wood effect flooring.



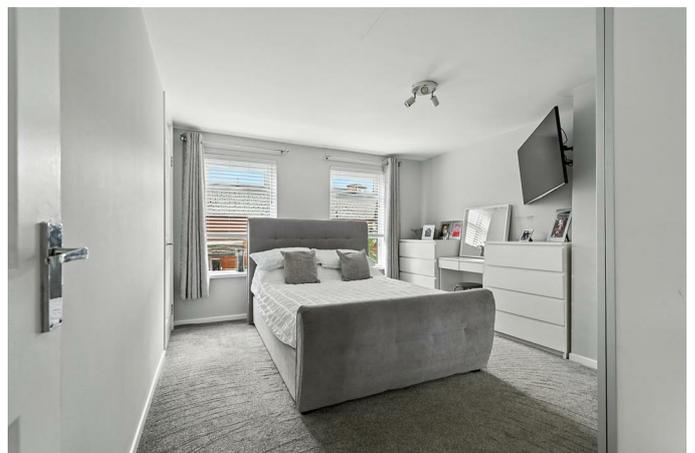
UTILITY ROOM
Tiled flooring.

ON THE FIRST FLOOR



Built in storage.

BEDROOM ONE 13'9" x 11'5" (4.2 x 3.5)



BEDROOM TWO 10'2" x 6'10" (3.1 x 2.1)



Laminate flooring.

BATHROOM



Contemporary suite comprising, panel bath, pedestal wash hand basin, low flush W.C, pvc cladded walls and wood effect floor.

FLOORED ROOFSpace 14'5" x 14'1" (4.4 x 4.3)



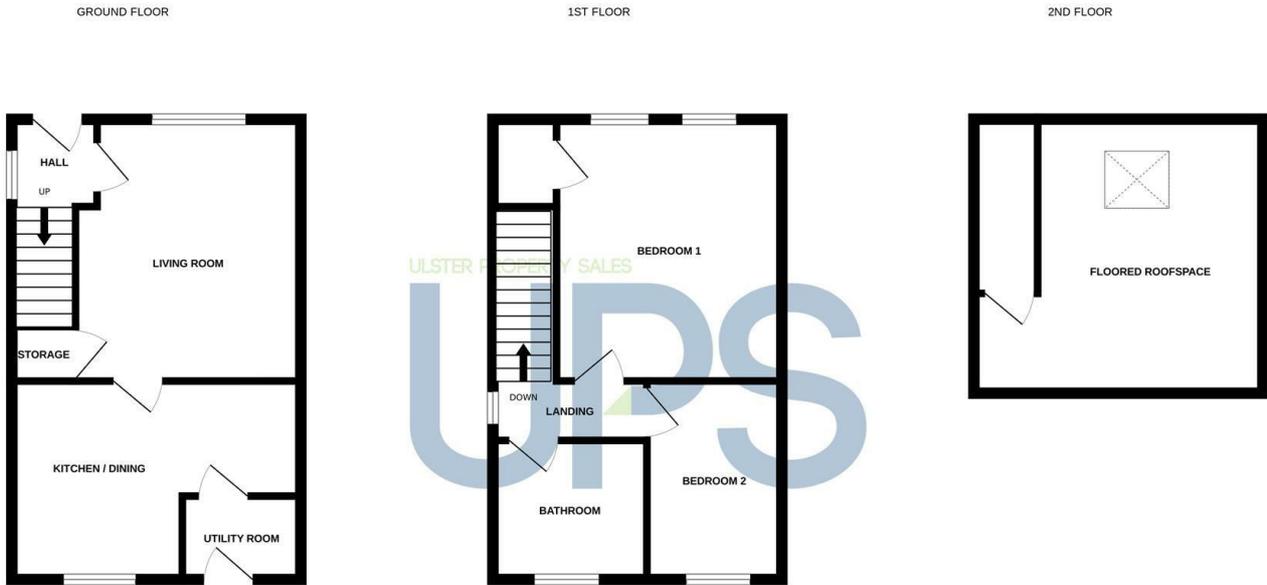
Eaves storage.

OUTSIDE



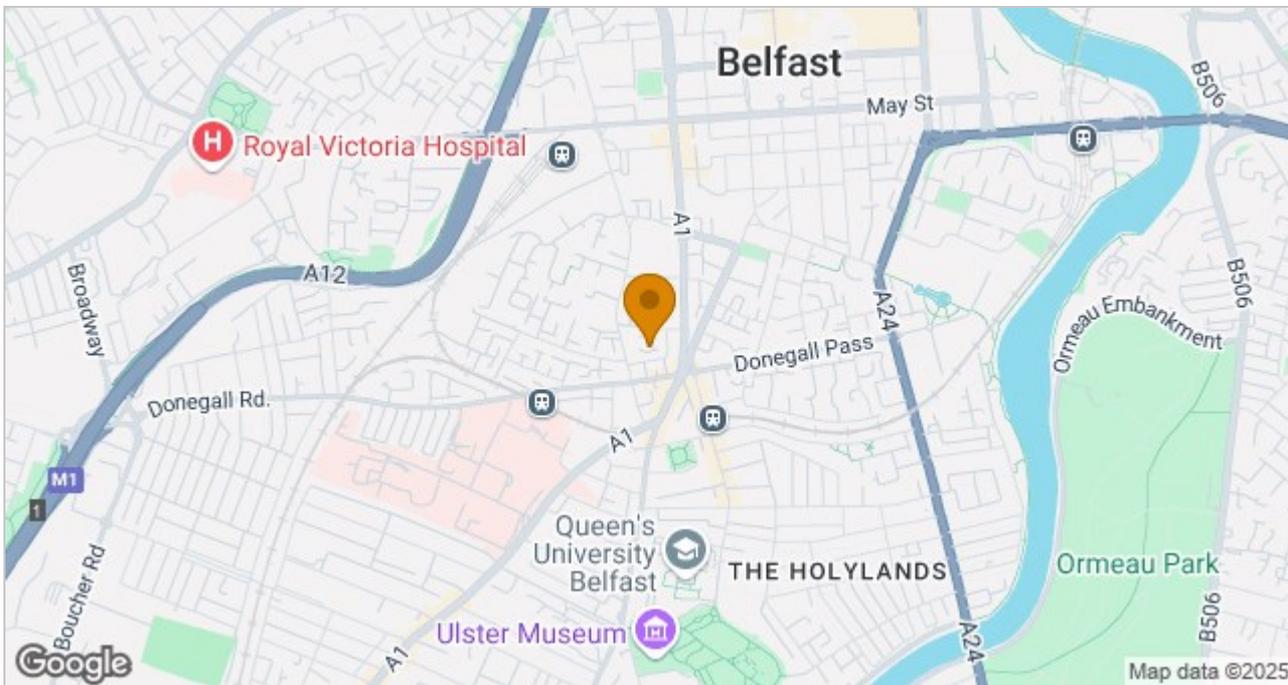
Driveway to front. Enclosed patio to rear with outside shed.

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



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