



6 Limepark Mews , Belfast, BT14 8EB

**Offers In The Region Of
£109,950**

An Exceptional Modern Constructed Town Terrace Which Has Been Modernised And Maintained To The Highest Standard.

A fabulous modern constructed town house holding a prime cul de sac position within this most popular and sought after location which has benefited from extensive modernisation works in past years. The richly appointed accommodation comprises 2 bedrooms, lounge with bow window, modern fitted kitchen with dining area, incorporating built-in double oven + hob and classic white bathroom suite. The dwelling further benefits from gas fired central heating, UPVC double glazed windows, extensive use of wood laminate floor coverings and has been maintained and presented to the highest possible standard. Hard landscaped gardens, front and rear and the most convenient location combine with low out goings to make this the perfect starter home or investment opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	73

6 Limepark Mews

, Belfast, BT14 8EB



- Modern Town Terrace
- Gas Fired Central Heating
- Cul De Sac Position
- 2 Bedrooms Lounge With Bow Window
- Modern White Bathroom
- Dining Off Kitchen
- Luxury Fitted Kitchen
- Upvc Double Glazed Windows

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

lounge

14'9" x 9'8" (4.50 x 2.97)

Bow window, attractive fireplace, wood laminate floor.

Inner Lobby

Wood laminate floor

Kitchen

14'9" x 10'7" (4.51 x 3.24)

Single drainer stainless steel sink unit, extensive range of high and low level units formica worktop, high level double oven and ceramic hob, stainless steel canopy extractor fan, tall fridge freezer

housing, plumbed for washing machine, partly tiled walls.

Dining Area, panelled radiator under stair storage, wood laminate floor.

Rear Lobby

Storage cupboard, wood laminate floor, Upvc double glazed rear door

First Floor

Landing airing cupboard, positive air flow system.

Bedroom

14'7" x 9'8" (4.45 x 2.95)

Built-in robe, panelled radiator

Bathroom

Modern white suite comprising

panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, Pvc panelled walls, chrome radiator, Pvc ceiling, ceramic tiled floor.

Bedroom

10'7" x 7'8" (3.25 x 2.35)

Panelled radiator

Roofspace

Gas boiler

Outside

Hard landscaped gardens front and rear in patio and flower beds, stone chip area. Outside light and tap

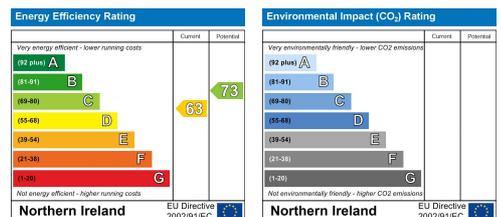


Directions



Floor Plan

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