



196 Glencairn Way , Belfast, BT13 3TE

**Offers In The Region Of
£89,950**

Modernised Mid Terrace Set In Ever Popular Location

Holding a private site with gardens front and rear this modernised mid terrace home will impress all who view. The modernised interior comprises 3 bedrooms, spacious lounge, modern fitted kitchen with good range of high and low level units, dining area and modern white bathroom suite. The dwelling further offers majority upvc double glazed windows and oil fired central heating. Ideally suited to the investor or first time buyer keen to get a step on the property ladder.

Early viewing is highly recommended.

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

196 Glencairn Way

, Belfast, BT13 3TE



- Modernised Mid Terrace
- Modern Fitted Kitchen
- Oil Fired Central Heating
- 3 Bedrooms
- Modern White Bathroom Suite
- Majority Upvc Double Glazed Windows
- Spacious Lounge
- Downstairs W.C
- Popular Location

Entrance Hall

Upvc double glazed entrance door.

Lounge

14'3" x 10'8" (4.35 x 3.27)

Wood laminte floor, panelled radiator.

Kitchen

10'9" x 10'9" (3.30 x 3.28)

Stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, space for fridge/freezer, plumbed for washing machine, partly tiled walls, partly tiled walls, panelled radiator, understairs storage.

Rear Lobby

Upvc double glazed rear door.

First Floor

Landing, built-in cupboard, loft access.

Bathroom

Modern white suite comprising corner shower cubicle, electric shower, vanity unit, low flush wc, panelled radiator, pvc panelled walls and ceiling, recessed lighting.

Bedroom

10'9" x 11'0" (3.28 x 3.36)

Wood laminate floor, panelled radiator, built-in cupboard.

Bedroom

12'4" x 9'1" (3.78 x 2.78)

Built-in cupboard, panelled radiator.

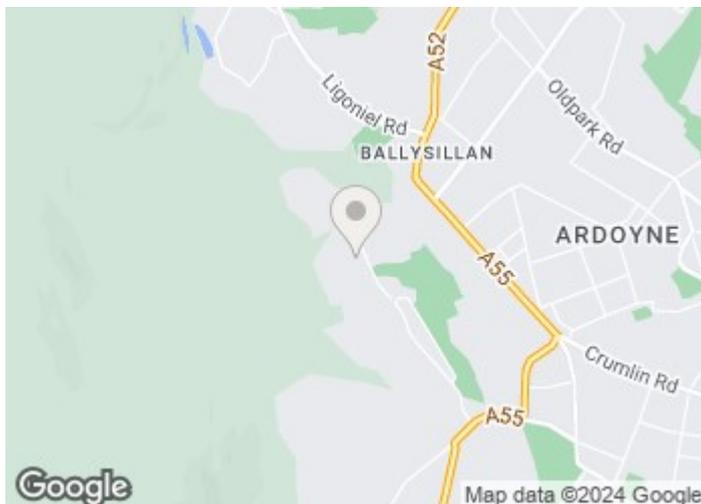
Bedroom

9'6" x 8'0" (2.91 x 2.45)

Panelled radiator.

Outside

Front garden in lawn, hard landscaped rear garden.

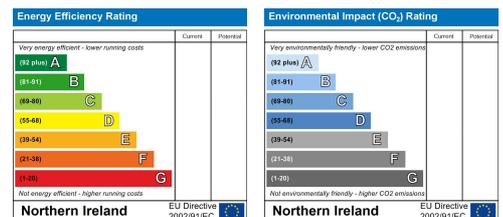


Directions



Floor Plan

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