



## 9 Legmail Street , Belfast, BT14 8AW

**Offers Around £99,950**

Superb Opportunity to Purchase an Extended Town House Set Within A Secluded Cul De Sac Position

A superb opportunity to purchase an extended end terrace in this unique cul de sac location with rear garden and potential for garage (subject to planning permission). The interior comprises 3 bedrooms, 2 reception rooms, extended fitted kitchen and classic white bathroom. The dwelling further offers gas central heating, part uPvc double glazed windows and exterior doors, pvc rain water goods and has been maintained to an excellent standard over the years.

With excellent local shopping, public transport and the city just a short distance away and those fantastic views and gardens this is the perfect starter home or investment opportunity alike - 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			
<b>Northern Ireland</b>		68	71
EU Directive 2002/91/EC			

# 9 Legmail Street

, Belfast, BT14 8AW



- Extended End Of Terrace
- Cul De Sac Position
- 3 Bedrooms 2 Reception Rooms
- Extended Fitted Kitchen
- Classic White Bathroom Suite
- Gas Central Heating
- Private Rear Garden
- Excellent Decorative Order

## Entrance Hall

Upvc double glazed entrance door, under stairs storage, panelled radiator.

## lounge

10'2" x 9'8" (3.10 x 2.97)

Tiled fireplace, double panelled radiator.

## Living Room

11'3" x 10'0" (3.43 x 3.07)

Panelled radiator.

## Extended Kitchen

16'4" x 6'5" (4.98 x 1.98)

Single drainer stainless steel

sink unit, range of high and low

level units, formica worktops, cooker space, extractor fan,

fridge / freezer space panelled radiator, upvc double glazed door

## First Floor

Landing

## Bathroom

Classic white suite comprising panelled bath telephone hand shower, pedestal wash hand basin, low flush wc, part pvc panelled walls, panelled radiator.

## Bedroom

9'6" x 9'3" (2.92 x 2.82)

Panelled radiator, hot press and storage.

## Bedroom

9'6" x 9'3" (2.92 x 2.82)

Panelled radiator

## Bedroom

6'11" x 5'8" (2.11m x 1.75m)

Panelled radiator.

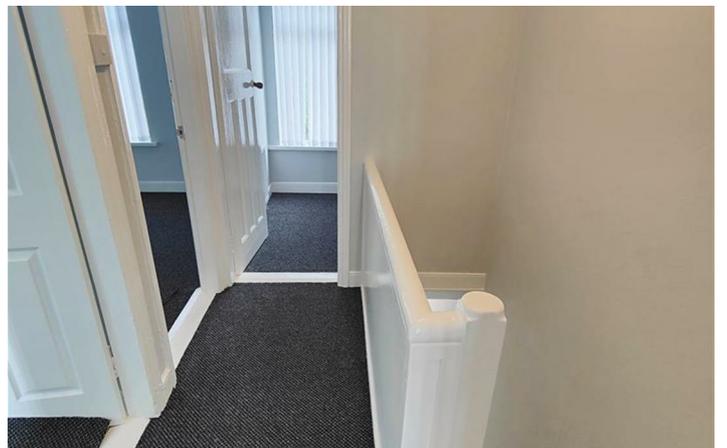
## Outside

Forecourt.

Rear Garden in lawn and mature shrubs outside tap. Basement storage.



## Directions



# Floor Plan

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