



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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		
Very energy efficient - lower running costs	Current	Potential
(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	68	71
EU Directive 2002/91/EC		

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- 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,

plumbed for washing machine,

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.

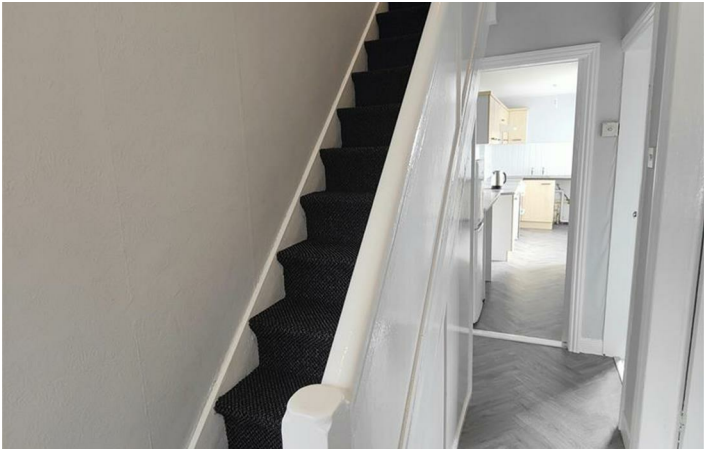
Outside

Forecourt.

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



Directions



Floor Plan

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.

