



ULSTER PROPERTY SALES

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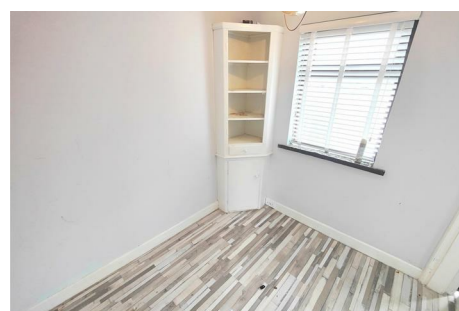
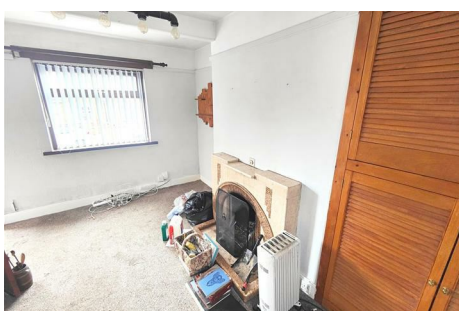
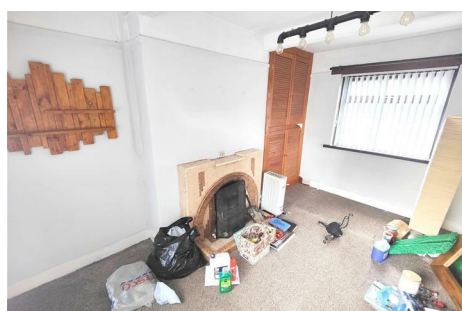
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



14 Sealands Parade , Belfast, BT15 3NT

Period Town Terrace Circa 1926 Requiring Renovation Works Holding A Prime Position With In This Ever Popular Location!

Holding a prime position close to the City this attractive red brick double fronted period town is ideally suited to the investor or DIY enthusiast alike. The interior comprises 2 bedrooms, 2 reception rooms, kitchen and white bathroom suite. The dwelling further offers upvc double glazed windows, pvc fascia and eaves and replacement rain water goods. Private gardens front and south facing rear combines with the most convenient location with excellent shopping public transport and the city and motorway links all close by.

A healthy rental and resale market for refurbished homes makes this the perfect project for the canny investor or home buyer alike.

Offers In The Region Of £79,950

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	21	35
EU Directive 2002/91/EC		

14 Sealands Parade

, Belfast, BT15 3NT



- Period Town Terrace Circa 1926
- 2 bedrooms 2 Reception Rooms
- Kitchen
- Bathroom In White suite
- Upvc Double Glazed Windows
- Pvc Fascia And Evaes
- Replacement Rain Water Goods
- Private Gardens

Entrance Hall

Upvc double glazed entrance door.

Lounge

14'6" x 8'11" (4.42 x 2.72)
Tiled fireplace.

Dining Room

8'3" x 7'5" (2.53 x 2.27)

Kitchen

11'2" x 5'4" (3.42 x 1.63)
Single drainer stainless steel sink unit, range of high and low level units, cooker space, plumbed for washing machine,

understairs storage, upvc double glazed rear door.

First Floor

Bedroom

13'6" x 9'11" (4.14 x 3.03)
Cast iron fireplace.

Bedroom

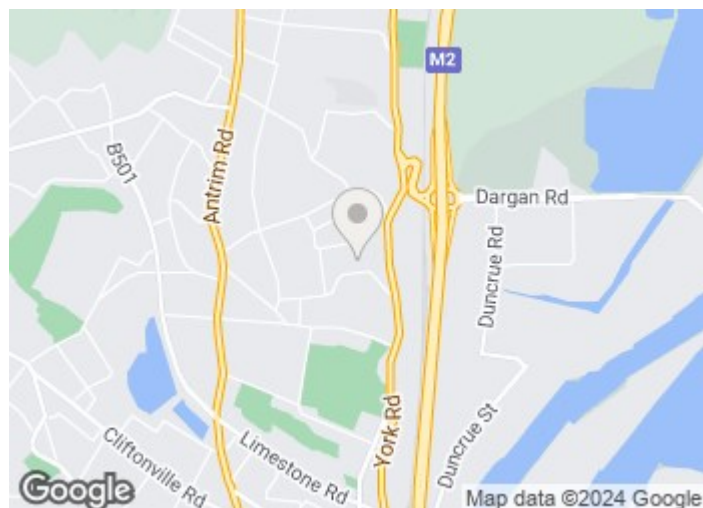
8'0" x 7'10" (2.46 x 2.40)
Hotpress.

Bathroom

White suite comprising panelled bath, telephone hand shower, low flush wc, wash hand basin, pvc panelled walls and ceiling.

Outside

Gardens front in paver and rear in lawn.



Directions



Floor Plan

14 Sealands Parade, BELFAST, BT15 3NT



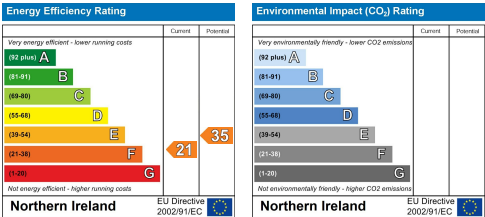
Ground Floor



First Floor

Total Area: 52.2 m² ... 562 ft²
All measurements are approximate and for display purposes only

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.



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