



19 Glencairn Way , Belfast, BT13 3TF

**Offers In The Region Of
£89,950**

A Beautifully Presented And Maintained Mid Terrace Affording Far Reaching Views Of The City.

A fabulous opportunity to purchase a beautifully presented and re-modeled terrace in this ever popular location. The richly appointed interior comprises 3 bedrooms, spacious lounge, modern fitted kitchen incorporating built-in under oven, ceramic hob with dining area and white fully tiled bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, Pvc fascia and eaves with new rainwater goods, extensive use of ceramic and wood laminate floor coverings and private rear gardens with delightful views. Ideally suited to the first time buyer or investor alike this home will have immediate appeal and internal inspection is a must.

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		
		EU Directive 2002/91/EC

19 Glencairn Way

, Belfast, BT13 3TF



- Beautifully Presented And Re-Modeled Town House
- Fully Tiled White Bathroom Suite
- Oil Fired Central Heating
- 3 Bedrooms Spacious Lounge
- Upvc Double Glazed Windows
- Panoramic Views Over The City
- Modern Fitted Kitchen With Dining
- Pvc Fascia, Eaves & New Rainwater Goods

Extended Entrance Porch

Hardwood entrance door, ceramic tiled floor.

Lounge

17'2" x 15'5" at widest (5.25 x 4.72 at widest)

Attractive fireplace with wooden surround, double panelled radiator x 2.

Kitchen

17'0" x 13'8" (5.2 x 4.18)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, integrated extractor fan,

fridge freezer space, plumbed for washing machine and dishwasher, partly tiled walls, Lvf flooring, larder storage, understairs cloaks. Hardwood door to rear lobby.

Rear Lobby

Ceramic tiled floor. Pvc door to rear.

First Floor

Landing, access to roofspace. panelled radiator.

Bedroom

11'0" x 10'8" (3.36 x 3.27)

Built-in storage, panelled radiator.

Bedroom

12'2" x 9'2" (3.73 x 2.81)

Built-in storage, panelled radiator.

Bedroom

10'0" x 8'0" (3.07 x 2.46)

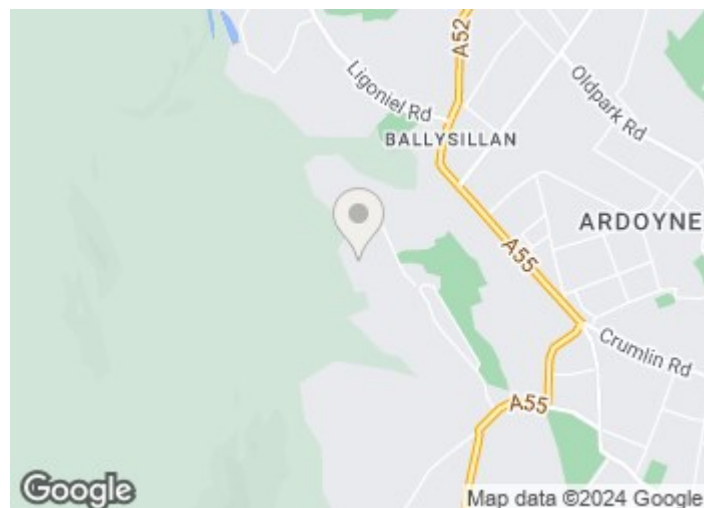
Panelled radiator.

Bathroom

Modern white suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, panelled radiator, fully tiled walls, ceramic tiled floor.

Outside

Gardens front and rear in lawns, paved patio, oil boiler, oil tank, vertical panel fencing.



Directions



Floor Plan

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