



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			70
(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)

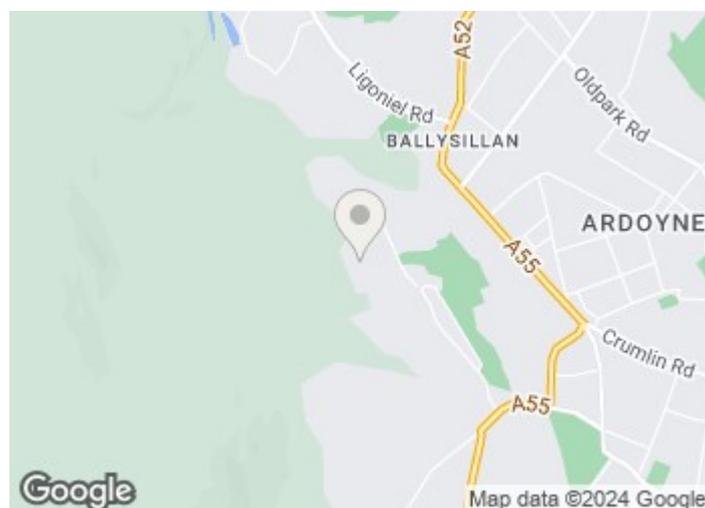
Panelled radiator.

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.

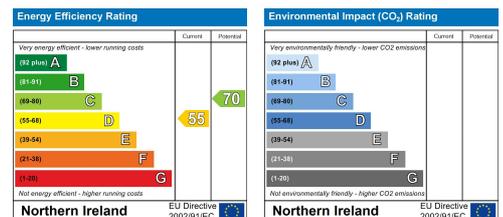


Directions



Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark