



19 Olive Street , Belfast, BT13 3DE

Immaculate, Double Extended End Townhouse

Holding a prime position within this most popular section of the Woodvale Road with a delightful open aspect over St Matthews Parish Church this immaculately presented town terrace will have immediate appeal. The spacious interior comprises 2 bedrooms, through lounge with feature fireplace, extended contemporary fitted kitchen and luxurious bathroom suite with claw foot bath and separate shower cubicle. The dwelling further offers gas central heating, uPvc double glazed windows, superb energy rating, extensive use of quality wood laminate floor and ceramic floor coverings and has undergone an extensive programme of improvement works creating a fine home worthy of internal inspection. This most convenient location with excellent amenities adds the finishing touches to a home which will impress - Early Viewing recommended.

Offers In The Region Of £99,950

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	67	67
EU Directive 2002/91/EC		

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- Immaculate Double Extended End Townhouse
- 2 Bedroom, Through Lounge
- Extended Contemporary Fitted Kitchen
- Luxury Bathroom Suite
- uPvc Double Glazed Windows
- Gas Central Heating
- Quality Laminate, Ceramic Floor Coverings
- Highest Presentation Throughout
- No Onward Chain

Entrance Hall

UPvc double glazed entrance door, panelled radiator, recessed lighting, wood laminate flooring.

Through Lounge

20'5" x 9'1" (6.23 x 2.79)

Wood laminate flooring, Victorian style fireplace, recessed lighting, understairs cloaks, double panelled radiator.

Extended Fitted Kitchen

14'3" x 8'3" (4.35 x 2.52)

Single drainer sink unit, extensive range of high and low level units, formica worktops, free standing cooker, integrated extractor fan,

fridge freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled flooring, double panelled radiator, recessed lighting, uPvc double glazed rear door.

First Floor

Landing, access to roofspace, concealed gas boiler.

Bathroom

White 4 piece suite comprising claw foot style bath with telephone hand shower, fully tiled double width shower cubicle, vanity unit, low flush wc, feature radiator, ceramic tiled flooring,

partially tiled walls, recessed lighting, extractor fan.

Bedroom

13'11" x 9'5" (4.26 x 2.88)

Wood laminate flooring, fireplace with wooden surround, panelled radiator.

Bedroom

10'10" x 8'7" (3.32 x 2.63)

Wood laminate flooring, panelled radiator.

Outside

Rear yard.



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.

