



## 46 Enfield Street , Belfast, BT13 3DH

**Offers Over £84,950**

Exceptional Period Town House Presented To Show Home Standards.

A magnificent opportunity to acquire a fabulous period terrace presented to show home standards situated within this most popular and convenient residential location. The spacious modern interior comprises 2 double bedrooms, through lounge, integrated luxury kitchen and contemporary white bathroom suite. The dwelling further offers quality wood laminate and ceramic floor coverings, gas fired central heating, updated interior doors and has undergone extensive refurbishing to include updated roofing, internal replastering and redecoration throughout.

A stylish decked rear yard adds the finishing touches to this stylish home which is sure to impress - Early Viewing is highly recommended.

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	47	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 46 Enfield Street

, Belfast, BT13 3DH



- Exceptional Period Town House
- Through Lounge
- uPvc Double Glazed Windows
- Most Convenient Location
- Presented To Show Home Standards
- Luxury Fitted Kitchen
- Gas Central Heating
- 2 Double Bedrooms
- Contemporary White Bathroom Suite
- Stylish Rear Decked Area

## Entrance Hall

Composite front door, wood panelled walls, wood laminate floor, double panelled radiator.

## Through Lounge

21'2" x 9'9" (6.47 x 2.99)

Wood laminate floor, double panelled radiator x 2.

## Luxury Kitchen

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine,

partly tiled walls, marble effect ceramic tiled floor, recessed lighting, double glazed rear door.

## First Floor

Landing, built-in storage, wood laminate floor, access to roofspace.

## Bathroom

Luxury white suite comprising panelled bath, electric power shower, shower screen, vanity unit, low flush wc, feature radiator, partly tiled walls, marble effect ceramic tiled floor, recessed lighting, concealed gas boiler.

## Bedroom

10'9" x 8'9" (3.29 x 2.71)

Laminate wooden floor, double panelled radiator.

## Bedroom

14'2" x 10'4" (4.34 x 3.16)

Laminate wooden floor, double panelled radiator.

## Outside

Hard landscaped enclosed rear yard, feature decked area, power points, outside tap.

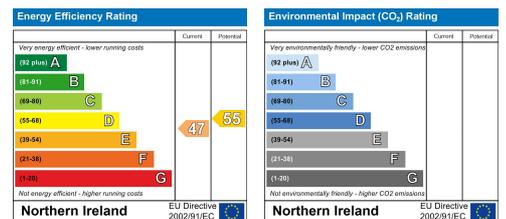


## Directions



# 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