

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

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, 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)

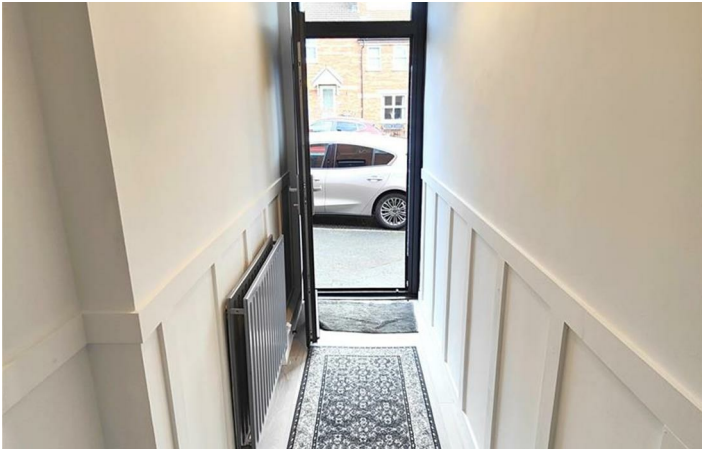
Laminate wooden floor, double panelled radiator.

Outside

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



Directions



Floor Plan

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