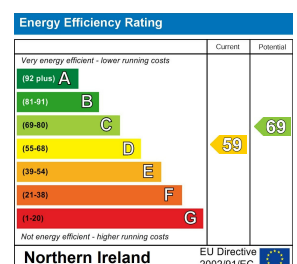


1 Carnan Street , Belfast, BT13 1PF

Offers Around £119,950

Unique Modern Built End Town House Affording Immaculate Accommodation Throughout

A magnificent opportunity to purchase a superb modern built end town house presented to "showhome" standard with secure off street parking within this most popular location. The generously proportioned interior comprises 3 bedrooms, spacious lounge into bay, modern fitted kitchen incorporating built-under oven and ceramic hob with dining area and white family bathroom. The dwelling further benefits from oil fired central heating, downstairs furnished cloakroom, uPvc double glazed windows and extensive use of quality ceramic and wood laminate floor coverings. A corner site with hard landscaped gardens in low maintenance stones and paved driveway parking combines with the most convenient location and low outgoings to make this the perfect home for the investor or first time buyer alike.



1 Carnan Street

, Belfast, BT13 1PF



- Superb Modern Built End Town House
- Downstairs Furnished Cloakroom
- Contemporary White Bathroom Suite
- 3 Bedrooms Lounge Into Bay
- Upvc Double Glazed Windows
- Hard Landscaped Corner Site
- Spacious Modern Fitted Kitchen With Dining
- Oil Fired Central Heating
- Driveway Parking

Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator.

Entrance Hall

Wood laminate floor, panelled radiator.

Lounge

20'4" x 12'7" into bay (6.21 x 3.85 into bay)
Wood laminate floor, electric wall mounted fire, double panelled radiator.

Kitchen

19'5" x 11'4" (5.92 x 3.46)
Bowl and a half stainless steel sink unit, extensive range of high and

low level units, formica worktops, built-in under oven and grill and ceramic hob, integrated extractor fan, American style fridge/freezer space, plumbed for washing machine & dish washer, partly tiled walls, Lvf flooring, understairs cloaks.

Rear Lobby

Lvf flooring, Upvc rear door.

Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, Lvf flooring.

First Floor

Landing, Built-in storage x 2, access to roofspace.

Bedroom

11'11" x 10'7" (3.64 x 3.23)
Wood laminate floor, builtin storage, panelled radiator.

Bedroom

10'5" x 11'1" (3.18 x 3.39)
Panelled radiator.

Bedroom

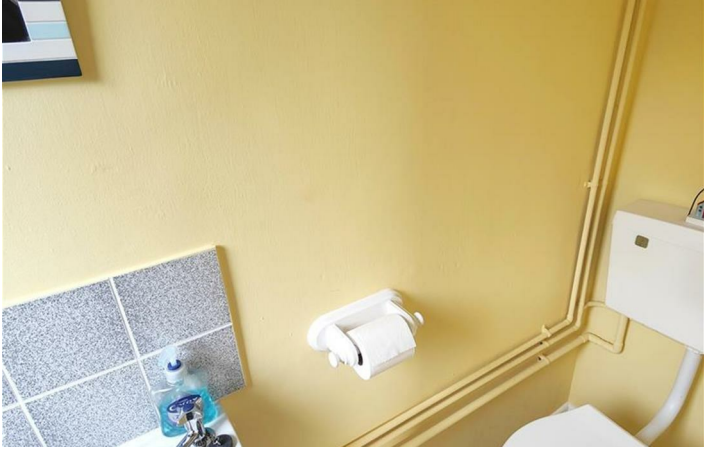
14'4" x 9'9" (4.39 x 2.99)
Laminate wood floor, panelled radiator.

Outside

Hard landscaped gardens front, side & rear in brick pavers, patio, stones & mature shrubs. Gates to paved driveway, vertical panel fencing, Pvc oil tank, boiler house..



Directions



Floor Plan

1 Carnan Street, BELFAST, BT13 1PF



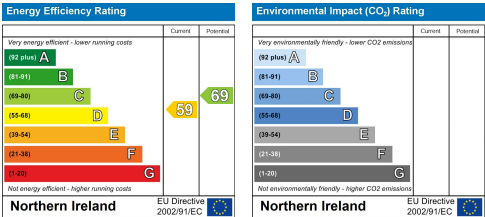
Ground Floor



First Floor

Total Area: 102.5 m² ... 1103 ft²
All measurements are approximate and for display purposes only

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.



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