



ULSTER PROPERTY SALES

UPS

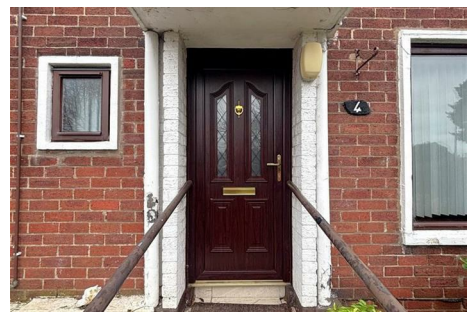
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



4 Mount Vernon Grove , Belfast, BT15 4BN

Offers Over £89,950

Excellent Opportunity For The First Time Buyer Or Investor Alike

Holding a prime position within this ever popular and increasingly popular location. The spacious interior comprises 3 bedrooms, master with built-in storage, lounge, fitted kitchen incorporating freestanding cooker with dining area and classic white bathroom suite complete with walk-in shower. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, pvc fascia and eaves and pvc guttering. Ideally suited to the first time buyer or investor alike the property further offers excellent gardens combined with a most convenient location makes this an opportunity not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		EU Directive 2002/91/EC

4 Mount Vernon Grove , Belfast, BT15 4BN



- Double Fronted Town Terrace
- Fitted Kitchen With Dining
- Pvc Fascia & Eaves
- Most Convenient Location
- 3 Bedrooms
- Classic Bathroom Suite
- Gas Central Heating
- Lounge
- uPvc D/G Windows & Exterior Doors
- Excellent Rear Garden

Entrance Hall

Upvc double glazed entrance door, panelled radiator.

Lounge

17'3" x 9'1" (5.26 x 2.79)

Double panelled radiator x2

Kitchen/Dining Area

16'9" x 11'0" (at widest) (5.11m x 3.35m (at widest))

Bowl and drainer stainless steel thermostatically controlled sink unit, range of high and low shower unit, wash hand basin, level units, formica worktops, freestanding cooker, fridge/freezer space, plumbed for washing machine, partly

tilled walls, ceramic tiled floor, double panelled radiator, panelled radiator, understairs storage, pvc door to rear.

First Floor

Landing, access to roofspace.

Bathroom

Classic bathroom suite comprising walk-in shower, low flush wc, partly tiled walls, panelled radiator.

Bedroom

12'7" x 9'5" (3.86 x 2.88)

Panelled radiator, built-in storage

Bedroom

8'0" x 9'8" (2.46 x 2.97)

Panelled radiator.

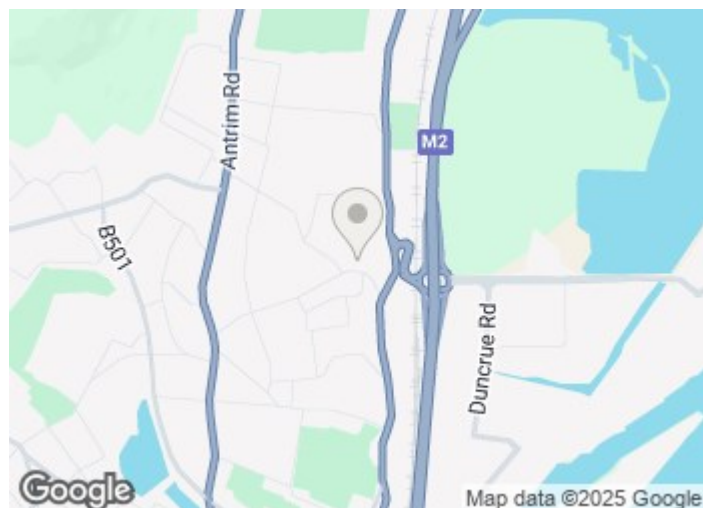
Bedroom

13'8" x 10'8" (4.19 x 3.27)

Panelled radiator.

Outside

Excellent rear garden, mature private patio and lawn, outside light and 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

