

13 Glencairn Street , Belfast, BT13 3LT

Offers Around £119,950

Superb Opportunity To Purchase A Well Presented Town Terrace Holding A Slightly Elevated Site Within This Ever Popular Location.

The well appointed interior comprises 3 bedrooms, study, through lounge into bay, modern fitted kitchen and deluxe white bathroom. The dwelling further boasts uPvc double glazed windows, gas central heating, extensive use of ceramic and wood laminate floor coverings and has been maintained to the highest possible standard. Conveniently positioned to the many amenities offered by the Ballygomartin Road with excellent schools, shops and public transport close by. With potential to remodel the study into a fourth bedroom (subject to all necessary permissions) this property is ideally suited to the first time buyer, growing family or investor alike - 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		
		EU Directive 2002/91/EC

67

51

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- Superb Period Town Terrace
- Gas Central Heating
- Elevated Position
- 3 Bedrooms, Study
- Modern Fitted Kitchen
- Most Convenient Location
- Through Lounge
- Contemporary Bathroom Suite
- Fantastic First Time Buy or Investment

Entrance Porch

uPvc double glazed entrance door, ceramic tiled floor.

Entrance Hall

Glass vestibule door, ceramic tiled floor, double panelled radiator.

Through Lounge

24'2" x 9'5" into bay (7.36 x 2.86 into bay)
3 Double panelled radiators, attractive fireplace, tiled inset., wood laminate floor.

Dining Artea

Partially panelled walls, under stairs storage, double panelled radiator, ceramic tiled floor.

Kitchen

11'11" x 5'6" (3.62 x 1.68)
Single drainer stainless steel sink unit. Extensive range of high and low level

units, formica worktops, cooker space, integrated extractor fan. plumbed for washing machine, fridge space, partly tiled walls, partially panelled walls, ceramic tiled floor. uPvc double glazed rear door.

First Floor

Landing.

Bathroom

Modern white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush w.c, panelled radiator, partially pvc panelled walls, built-in storage, concealed gas boiler.

Bedroom

7'10" x 11'0" (2.39 x 3.36)
Panelled radiator.

Bedroom

11'1" x 12'2" (3.37 x 3.70)
Panelled Radiator.

Second Floor

Landing.

Bedroom

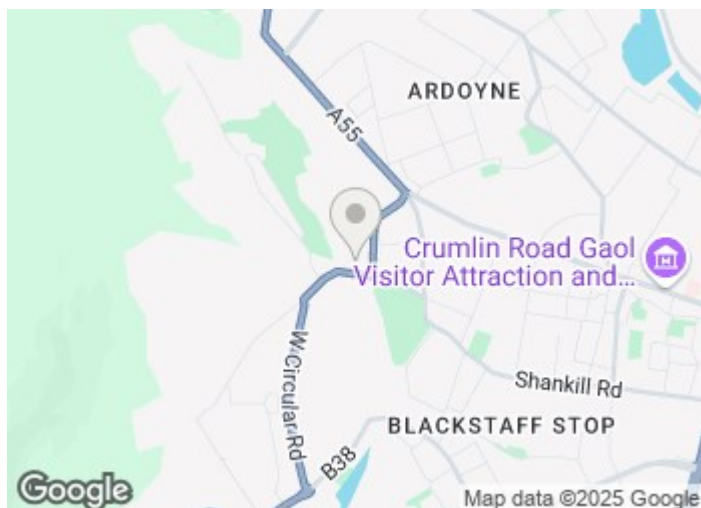
12'10" x 8'5" (3.91m x 2.57m)
Velux rooflight, exposed timber floor.

Study

9'10" x 8'6" (3.02 x 2.60)
Velux window, exposed floor.

Outside

Forecourt. Enclosed rear yard.



Directions



Floor Plan

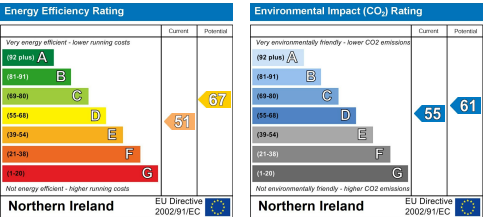
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Total Area: 78.5 m² ... 845 ft²

All measurements are approximate and for display purposes only

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