



ULSTER PROPERTY SALES

# UPS

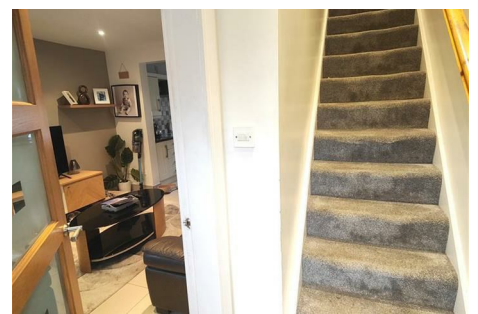
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 25 Torrens Gardens , Belfast, BT14 6JB

**Offers Over £129,950**

Beautifully Presented And Luxuriously Appointed Period Town Terrace In Most Convenient Cul-De-Sac Position.

A unique opportunity to purchase an exceptionally fine extensively modernised period town terrace minutes walk from every possible amenity in this quiet cul-de-sac position. The richly appointed interior comprises 2 bedrooms, through lounge, luxury fitted kitchen with breakfast bar and fully tiled contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, replacement rain water goods, gas central heating, wood laminate and ceramic floor coverings, low outgoings and has benefited from extensive refurbishment work in past years. A most convenient location and a hard landscaped rear adds the finishing touches to a home which will appeal to young and old alike - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>72</b>	<b>72</b>	<b>74</b>
Northern Ireland		EU Directive 2002/91/EC

# 25 Torrens Gardens

, Belfast, BT14 6JB



- Luxury Period Town Terrace
- Luxury Fitted Kitchen
- Pvc Fascia & Eaves
- Most Convenient Cul-De-Sac Location
- 2 Bedrooms
- Fully Tiled Contemporary White Bathroom
- Gas Central heating
- Through Lounge
- uPvc Double Glazed Windows
- Low Maintenance Rear

### Open Entrance Porch

uPvc double glazed entrance door.

### Entrance Hall

Ceramic tiled floor.

### Through Lounge

12'11" x 12'6" (3.96 x 3.83)

Ceramic tiled floor, double panelled radiator, recessed lighting, understairs storage.

Open Plan:

### Kitchen

14'2" x 9'4" (4.34 x 2.85)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, breakfast bar, cooker space,

stainless steel canopy extractor, plumbed for washing machine, fridge/freezer space, tall larder, partly tiled walls, ceramic tiled floor, recessed lighting, double panelled radiator, uPvc double glazed rear door.

### First Floor

Landing, panelled radiator, access to roofspace.

### Bathroom

Fully tiled contemporary white suite comprising shower cubicle, thermostatically controlled drench shower, telephone handset shower, vanity unit, low flush wc, ceramic tiled floor, recessed lighting, feature radiator.

### Bedroom

9'4" x 8'7" (2.86 x 2.62)

Wood laminate floor, panelled radiator, recessed lighting.

### Bedroom

12'4" x 10'11" (3.77 x 3.33)

Wood laminate floor, recessed lighting, panelled radiator, built-in storage, concealed gas boiler.

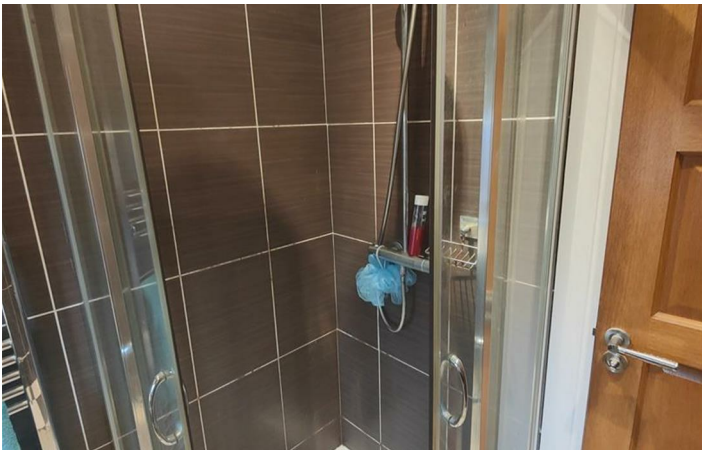
### Outside

Hard landscaped gardens to front with brick boundary wall. Enclosed rear with southerly aspect, external lighting, outside tap.



### Directions





Floor Plan

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