



ULSTER PROPERTY SALES

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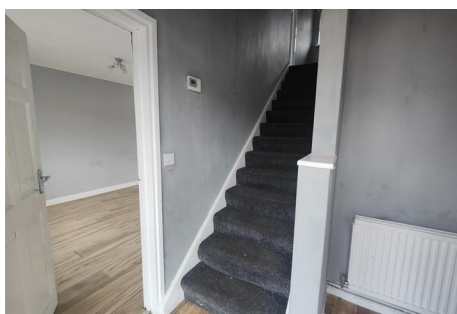
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



4 Tyndale Grove , Belfast, BT14 8HP

Asking Price £80,000

A Superb Opportunity To Purchase A Town Terrace With Fantastic Potential Within This Popular And Convenient Location.

Public Notice-4 Tyndale Grove, Belfast, BT14 8HP We are acting in the sale of the above property and have received an offer of £ 86,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: C69. Holding an elevated site in this popular location this town terrace offers the perfect starter project or investment opportunity. The interior comprises lounge, fitted kitchen, 3 bedrooms and white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows, storage and now requires modernisation. Private gardens to the rear and a most convenient location with excellent amenities all close to hand combines to make this the perfect project for the builder, investor or DIY enthusiast wishing to embark on a project with excellent potential - 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	69	73
		EU Directive 2002/91/EC

4 Tyndale Grove , Belfast, BT14 8HP



- Town Terrace With Superb Potential
- White Bathroom Suite
- Requires Modernisation
- 3 Bedrooms Lounge
- Gas Fired Central Heating
- Private Rear Garden
- Fitted Kitchen
- Upvc Double Glazed Windows
- Popular Location

Entrance Hall

Pvc double glazed entrance door, Lvf flooring, double panelled radiator.

Lounge

20'3" x 10'8" at widest (6.18 x 3.26 at widest)

Laminate wooden floor, double panelled radiator x 2, sliding pvc double doors to rear.

Kitchen

14'0" x 12'5" at widest (4.27 x 3.81 at widest)

Single drainer stainless steel sink unit, extensive range of high and low level units, built-in oven and ceramic hob, stainless steel

extractor, plumbed for washing machine, fridge/freezer space, understairs storage, wall mounted gas boiler, partly tiled walls, ceramic tiled floor, panelled radiator, pvc door to rear.

Storage

7'0" x 3'9" (2.15 x 1.15)
Lvf flooring.

First Floor

Landing.

Bathroom

White suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, partially pvc panelled walls, partially tiled walls, ceramic tiled floor.

Bedroom

12'6" x 10'5" at widest (3.83 x 3.18 at widest)

Built-in storage, double panelled radiator.

Bedroom

10'10" x 7'1" at widest (3.31 x 2.18 at widest)

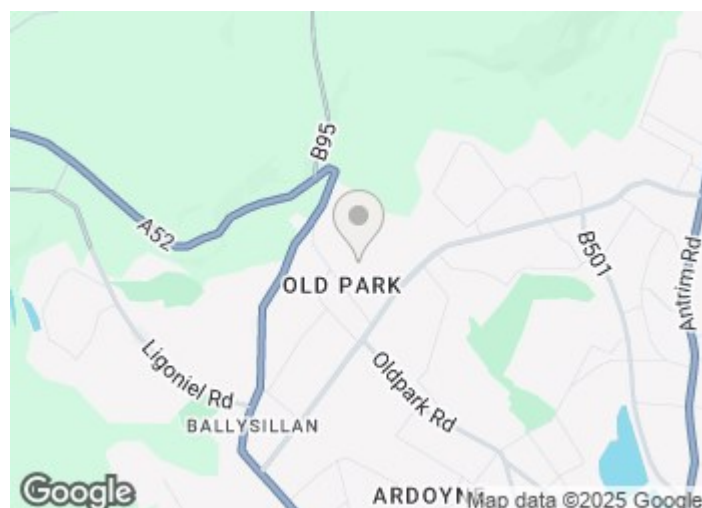
Lvf flooring, panelled radiator.

Bedroom

14'7" x 10'9" (4.46 x 3.29)
Panelled radiator.

Outside

Enclosed forecourt in lawn. Rear in timber decking and lawn.



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.

