



## 282 Tennent Street , Belfast, BT13 3GG

**Offers Over £135,000**

Superb Refurbished 4 Bedroom Period Town Terrace With Rear Gardens Situated Within This Much Admired Terrace Just A Short Commute To The City Centre.

Holding a prime position off the bustling Crumlin Road and just a short commute to the City Centre this superb refurbished period town terrace will have immediate appeal. The spacious interior comprises 4 bedrooms, through lounge with marble fireplace, modern fitted kitchen, fully tiled deluxe white bathroom suite. The dwelling further offers recently installed gas central heating, uPvc double glazed windows, and has benefited from an extensive programme of works in past years. Externally there a deceptively spacious rear garden ideal for the young family to enjoy. This spacious period home has been refurbished and superbly presented and all approx 10 minutes to the City Centre - Early Viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 282 Tennent Street

, Belfast, BT13 3GG



- Stunning Refurbished Period Town Terrace
- Fully Tiled Deluxe Bathroom Suite
- Refurbished To The Highest Standards
- 4 Bedrooms, Through Lounge
- Gas Central Heating
- Delightful Rear Gardens
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Short Commute To The City

## Entrance Hall

Pvc double glazed entrance door, wood laminate floor, panelled radiator.

## Lounge

19'7" x 12'3" into bay (5.98 x 3.74 into bay)  
Attractive marble fireplace, panelled radiator.

## Kitchen

15'5" x 7'2" (4.72 x 2.19)  
Bowl and a half composite sink unit, extensive range of high and low level units, formica worktops, ceramic hob, high level oven, stainless steel canopy extractor, integrated fridge/freezer, partly tiled walls, plumbed for washing

machine, Lvf flooring, downstairs storage, panelled radiator, pvc rear door.

## First Floor

Landing.

## Bathroom

Deluxe white bathroom suite comprising panelled bath, shower screen, thermostatically controlled shower, low flush wc, pedestal washbasin, tiled walls, Lvf flooring, feature radiator, pvc ceiling.

## Bedroom

9'7" x 9'5" (2.94 x 2.88)  
Lvf flooring, panelled radiator.

## Bedroom

15'4" x 10'3" (4.68 x 3.13)  
Panelled radiator, Lvf flooring.

## Second Floor

Landing.

## Bedroom

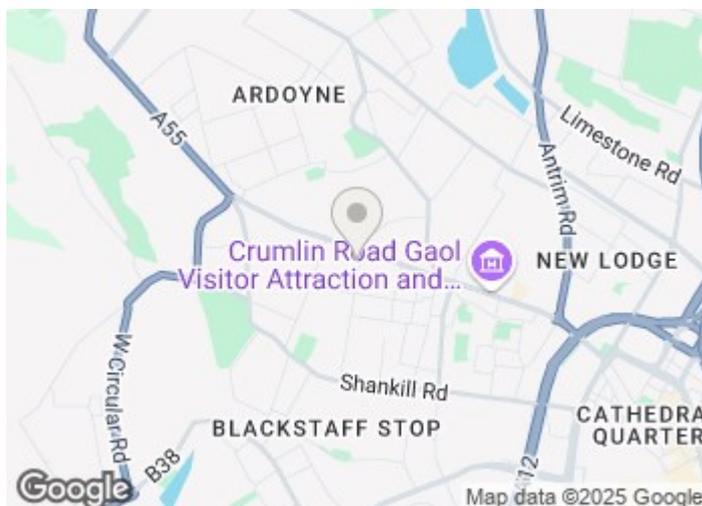
9'3" x 9'5" (2.84 x 2.89)  
Wood laminate floor, panelled radiator.

## Bedroom

9'5" x 9'1" (2.88 x 2.79)  
Velux style window, panelled ceiling, wood laminate floor, panelled radiator.

## Outside

Enclosed forecourt in patio.  
Enclosed rear yard outside tap, vertical panel fencing, mature lawn and shrubs.



## Directions



# Floor Plan

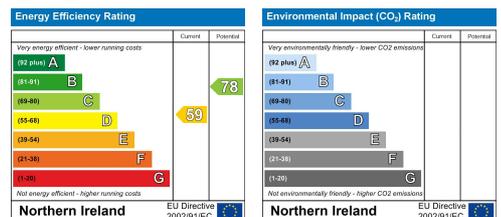
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Total Area: 94.0 m<sup>2</sup> ... 1012 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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