



ULSTER PROPERTY SALES

# UPS

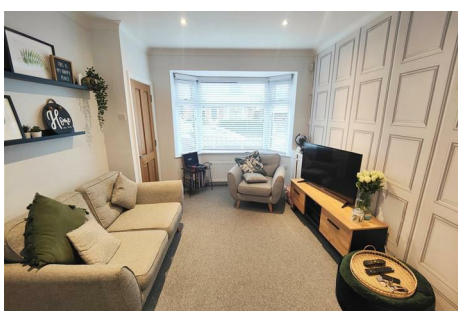
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 54 Rutherglen Street , Belfast, BT13 3LS

**Offers Over £109,950**

An Immaculately Presented Semi Detached Villa In This Ever Popular And Convenient Location.

This immaculately presented semi detached villa holds a most convenient position within this ever popular location. The richly appointed interior comprises 3 bedrooms, lounge into bay, contemporary fitted high gloss kitchen incorporating built-in oven and hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating, excellent energy rating, wired for alarm, recessed lighting and high quality flooring and decoration throughout. The private hard landscaped gardens combines with the immaculate accommodation and most convenient location to make the perfect first time buy or investment alike. With little to do but move in and enjoy - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>Northern Ireland</b>	72	74
EU Directive 2002/91/EC		

# 54 Rutherglen Street

, Belfast, BT13 3LS



- Immaculately Presented Semi Detached Villa
- Contemporary Fitted Kitchen
- Upvc Double Glazed Windows
- Fantastic First Time Home
- 3 Bedrooms
- Modern Bathroom Suite
- Hard Landscaped Gardens
- Lounge Into Bay
- Gas Central Heating
- Most Convenient Location

### Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

### Lounge

13'8" x 9'3" into bay (4.18 x 2.83 into bay)  
Recessed lighting, under stairs storage, recessed lighting, double panelled radiator.

### Kitchen

10'9" x 7'6" (3.29 x 2.29)  
Stainless steel sink unit, range of high gloss high and low level units, formica worktop, built-in oven, ceramic hob, integrated extractor, fridge/freezer space,

plumbed for washing machine, wood laminate floor, partially tiled walls, double panelled radiator.

### Rear Lobby

Wood laminate floor, uPvc double glazed rear door.

### Bathroom

Fully tiled modern white bathroom suite comprising panelled bath, shower screen, drench style thermostatically controlled shower, pedestal wash hand basin, low flush wc, tiled walls, ceramic tiled floor, feature radiator.

### First Floor

Landing, panelled radiator, access to roofspace.

### Bedroom

9'2" x 6'9" (2.81 x 2.07)  
Double panelled radiator.

### Bedroom

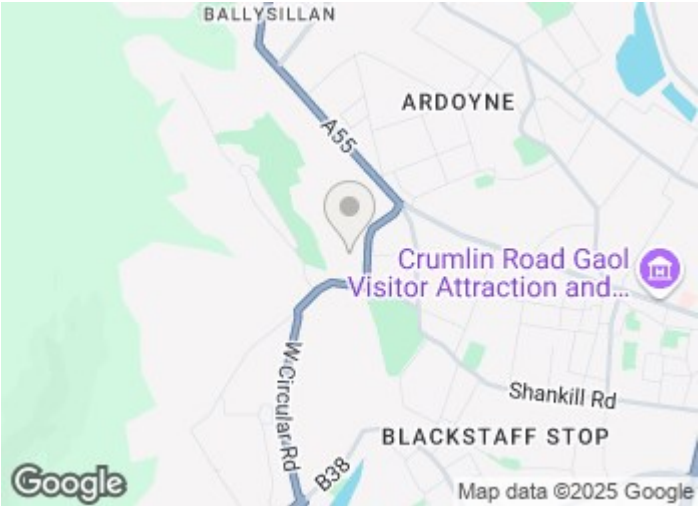
11'8" x 6'5" (3.58 x 1.97)  
Double panelled radiator.

### Bedroom

10'6" x 9'3" (3.22 x 2.82)  
Built in storage, panelled radiator.

### Outside

Hard landscaped gardens front and rear in patio, horizontal panel fencing, 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.

