

777 Shore Road , Belfast, BT15 4HQ

Offers Over £109,950

Superb Opportunity To Purchase A Refurbished Modern Built 3 Bedroom Townhouse Just A Short Commute From The City Centre.

This modern constructed home has been refurbished in past years creating a home which will have immediate appeal. The interior comprises 3 bedrooms, lounge, luxury fitted integrated kitchen with dining and contemporary white bathroom suite. The dwelling further offers oil fired central heating, uPvc triple glazed windows, pvc fascia, eaves and extensive use of quality flooring and decoration throughout. A delightful outlook, low outgoings, low maintenance private rear garden/off street parking combines with little or no maintenance worries to make this the perfect home and all just minutes from the City Centre - 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		
	42	63
EU Directive 2002/91/EC		

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- Refurbished Modern Built 3 Bedroom Townhouse
- Upvc Triple Glazed Windows
- Luxury Integrated Kitchen
- Short Commute To City Centre
- Prime Shore Road Position
- Pvc Fascia, Eaves
- Fully Tiled Contemporary Bathroom
- 3 Bedrooms Lounge
- Oil Fired Central Heating
- Private Low Maintenance Rear Gardens

Entrance Hall

Extended canopy, Pvc double glazed entrance door, ceramic tiled floor, double panelled radiator.

Lounge

13'5" x 11'10" at widest (4.11 x 3.63 at widest)

Wood laminate floor, attractive real effect fireplace, double panelled radiator.

Kitchen

17'4" x 11'1" (5.30 x 3.39)

Bowl and a half stainless steel sink shower screen, telephone handset unit, extensive range of high gloss shower, vanity unit, low flush wc, high and low level units, formica pvc panelled walls and ceiling,

worktops, cooker with built in oven and ceramic hob, stainless steel extractor fan, integrated fridge/ freezer, integrated washing machine. ceramic tiled floor, partially tiled walls. double panelled radiator, under stairs storage, pvc double glazed door.

First Floor

Landing, access to roofspace.

Bathroom

Fully tiled contemporary white suite comprising panelled bath,

recessed lighting, Lvf flooring. feature radiator.

Bedroom

11'1" x 8'10" (3.38 x 2.70)

Panelled radiator, built-in robes

Bedroom

11'8" x 8'11" (3.57 x 2.72)

Panelled radiator.

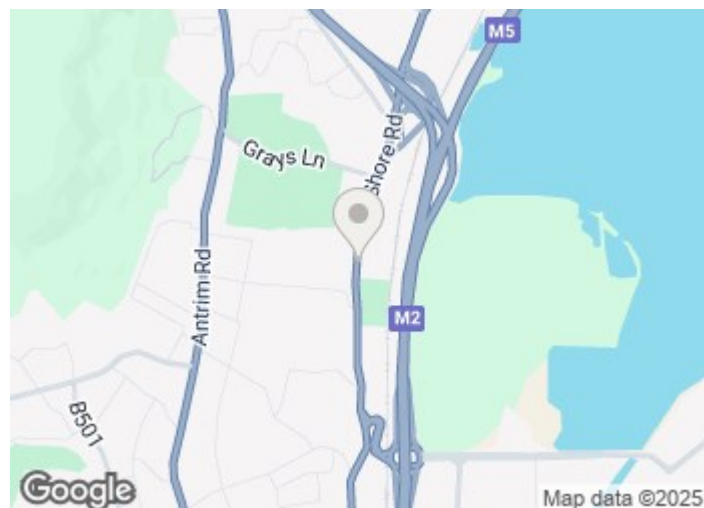
Bedroom

6'9" x 8'3" (2.08 x 2.53)

Built in storage.

Outside

Hard landscaped garden to front and rear. Wooden access gates, 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.

