



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



19 West Circular Road , Belfast, BT13 3QA

Offers Over £130,000

A Well Presented Town Terrace In This Ever Popular Location.

A well presented town terrace family home holding a prime position on the West Circular Road. The re-modelled and spacious interior comprises entrance hall, spacious lounge with wood laminate floor and built-in storage, modern fitted kitchen with informal dining area and pvc double doors to rear, three bedrooms to first and second floors and modern 4 piece bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, pvc fascia and eaves, and oil fired central heating. Private rear gardens combines with driveway parking creating a home perfect for the first time buyer or young married couple - Early viewing is strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		EU Directive 2002/91/EC

19 West Circular Road

, Belfast, BT13 3QA



- Well Presented Town Terrace
- 3 Bedrooms Lounge
- Modern Fitted Kitchen
- 4 Piece Bathroom Suite
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Off Street Parking
- Private Gardens
- Popular And Convenient Location

Entrance Hall

Wood laminate floor, panelled radiator.

Lounge

13'6" x 13'8" (4.13 x 4.17)

Wood laminate floor, built-in storage, double panelled radiator.

Kitchen

16'10" x 8'3" (5.15 x 2.54)

Bowl and a half single drainer stainless steel sink unit, excellent range of high and low level units, formica worktops, built-in under oven and ceramic hob, integrated extractor fan, fridge/freezer space, partly tiled walls, plumbed for

washing machine, ceramic tiled floor.

Dining Area - Double panelled radiator, upvc double glazed double doors.

First Floor

Landing.

Bedroom

14'8" x 12'1" (4.49 x 3.70)

Built-in storage, panelled radiator.

Bedroom

12'11" x 11'10" (3.94 x 3.61)

Panelled radiator, fixed staircase to roof space storage.

Second Floor

Velux roof light.

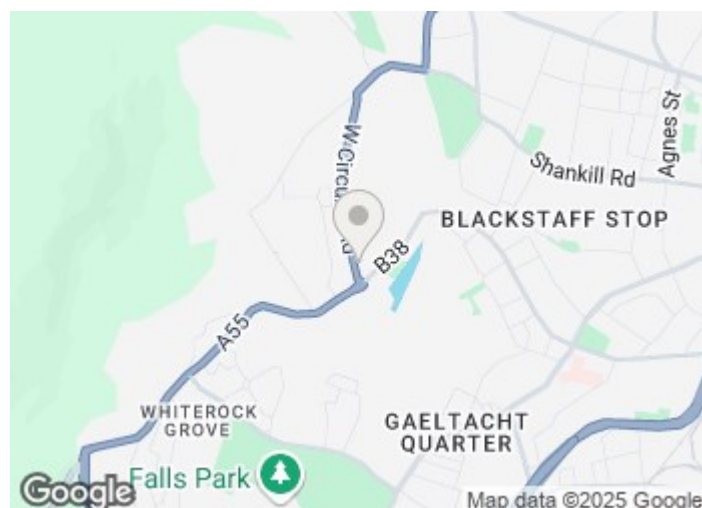
Bedroom

3.88 x 2.77 at widest

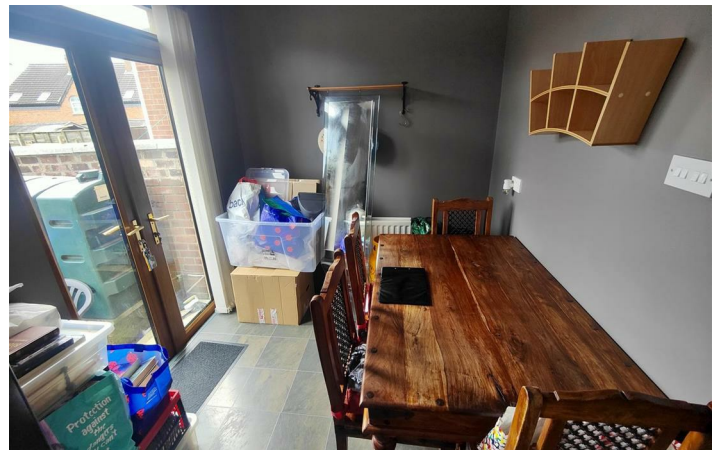
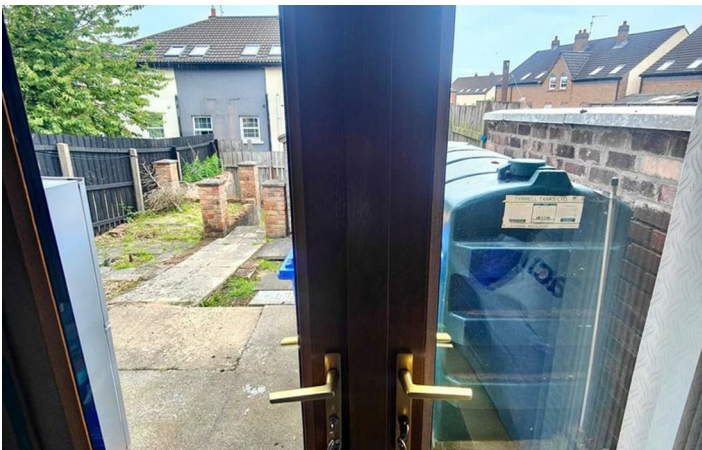
Velux sroof light, under eaves storage x2.

Outside

Hard landscaped gardens front, off street parking. Rear in patio, mature lawn, pvc oil tank. boiler house, outside light and tap, vertical panel fencing.



Directions



Floor Plan

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