



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 24 Lancaster Street , Belfast, BT15 1EZ

**Offers Over £159,950**

Superb Modern Town House with Private Gardens Situated In The Heart Of Belfast's New University Area.

A unique opportunity to acquire a superb modern constructed town house holding a courtyard setting within minutes walk of the City. The modern richly appointed interior comprises 3 bedrooms, lounge with attractive fireplace, fitted kitchen incorporating built-under oven and ceramic hob with dining area and modern white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, excellent energy rating, furnished cloakroom with low flush wc and extensive use of wood laminate floor covering. A private site with hard landscaped rear gardens and a most convenient location with Belfast's New University and the Cathedral Quarter literally on its doorstep makes this an opportunity not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	72
EU Directive 2002/91/EC		



# 24 Lancaster Street , Belfast, BT15 1EZ



- Superb Modern Town House
- Situated In The Heart Of Belfast's New University Area
- 3 Bedrooms
- Spacious Lounge
- Fitted Kitchen With Dining Area
- Modern White Bathroom Suite
- Furnished Cloakroom
- Gas Central Heating
- Upvc Double Glazed Windows
- Belfast's New University And Cathedral Quarter On It's Doorstep

## Entrance Hall

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

## Lounge

13'7" x 11'7" (4.15 x 3.55)  
Attractive fireplace with tiled inset, wood laminate floor, double panelled radiator.

## Kitchen

17'8" x 11'4" (5.41 x 3.46)  
Single drainer stainless steel sink unit, high and low level units, formica worktops, built-in under oven, ceramic hob, fridge/freezer space, plumbed for washing machine, partly tiled walls,

understairs storage, double panelled radiator.

## Rear Lobby

Upvc double glazed door to rear.

## Furnished Cloakroom

Vanity unit, low flush wc, panelled radiator.

## First Floor

Landing, built-in storage, access to roofspace.

## Bathroom

Modern white bathroom suite comprising panelled bath, vanity unit, low flush wc, chrome featured radiator, pvc walls and ceiling, recessed lighting.

## Bedroom

7'11" x 7'1" (2.43 x 2.18)  
Panelled radiator.

## Bedroom

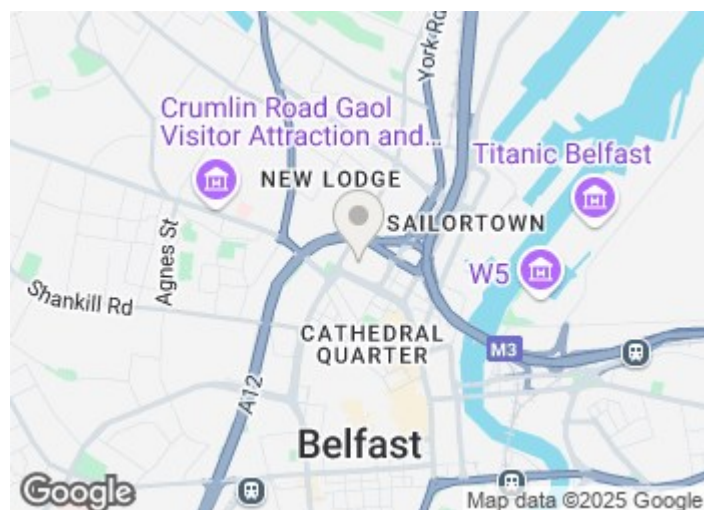
11'6" x 10'5" (3.51 x 3.18)  
Built-in storage, wood laminate floor, panelled radiator.

## Bedroom

9'11" x 11'4" (3.04 x 3.46)  
Built-in storage, wood laminate floor, panelled radiator.

## Outside

Enclosed forecourt. Hard landscaped rear garden in shrubs and stone chippings, 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.

