



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 6 Loughview Terrace , Belfast, BT15 3LD

### Offers Over £120,000

Stunning Red Brick Town Terrace Re-modeled, Refurbished and Presented To The Highest Standards Approx 10 minutes To City Centre.

Superbly positioned off the Shore Road with the new University and City Centre just a short commute away this impressive period terrace offers stunning refurbished accommodation comprising 4 bedrooms, lounge into bay, living room open plan to recently fitted contemporary kitchen and recently installed 4 piece luxury bathroom suite with walk-in shower & freestanding bath. The dwelling further offers gas central heating, new radiators, uPvc double glazed windows, roofing improvements, damp proof course, new sub floors, upgraded insulation among many recent completed improvements. To the rear is a private enclosed yard with storage. This impressive 3 storey period home has been re-imagined and refurbished with flair and an eye for design offering stylish accommodation only approx 10 minutes to the University and Belfast City Centre beyond. With delightful views across Belfast Park and the City beyond 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		
Northern Ireland		EU Directive 2002/91/EC



# 6 Loughview Terrace

, Belfast, BT15 3LD



- Stunning Refurbished Red Brick Town Terrace
- 4 Bedrooms 2 Reception Rooms
- Contemporary Fitted Kitchen
- Luxury 4 Piece Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Many Recent Improvements
- Most Convenient Location
- Short Commute To University & City Centre Beyond

### Entrance Hall

Hardwood entrance door, wood laminate floor, panelled radiator.

### Lounge

13'10" x 9'1" into bay (4.22 x 2.77 into bay)  
Wood laminate floor, double panelled radiator.

### Living Room

18'2" x 12'2" (5.54 x 3.73)  
Wood laminate floor, understairs storage, double panelled radiator.

Open plan to:

### Kitchen

14'3" x 9'9" (4.35 x 2.98)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built in oven and ceramic hob, "American" fridge/freezer

space, plumbed for washing machine, double panelled radiator, hardwood door to rear.

### First Floor

Landing.

### Bathroom

Fully tiled luxury white suite comprising contemporary claw foot style bath, shower cubicle, thermostatically controlled drench style shower, pedestal wash hand basin, low flush wc, tiled walls, ceramic tiled floor, recessed lighting, feature radiator.

### Bedroom

14'7" x 11'3" (4.46 x 3.44)  
Wired for tv, double radiator.

### Bedroom

11'8" x 9'2" (3.57 x 2.80)  
Wood laminate floor, panelled radiator.

### Second Floor

Double panelled radiator.

### Bedroom

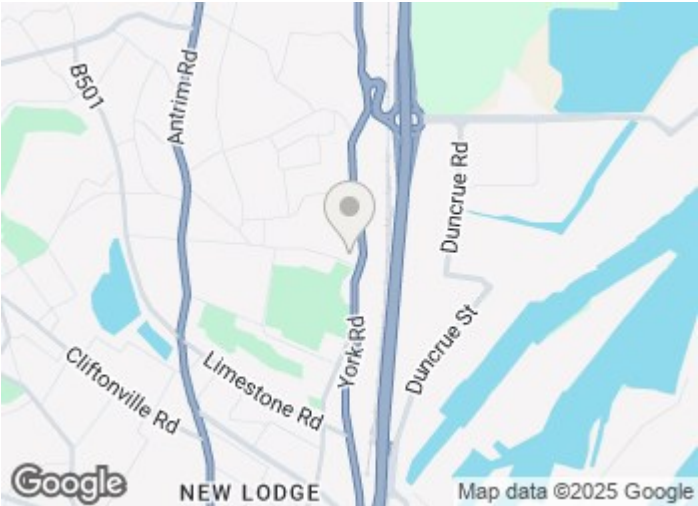
10'2" x 8'6" (3.11 x 2.60)  
Velux style window, panelled radiator.

### Bedroom

14'6" x 10'9" (4.44 x 3.30)  
Panelled radiator.

### Outside

Hard landscaped front in concrete pavers to front. Enclosed rear yard, outside wc, concealed gas boiler, access to alleyway.



### 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.

