




7 Crumlin Gardens , Belfast, BT13 3LJ

Offers Over £99,950

Stunning Mid Terrace Presented And Modernised To The Highest Standard.

A beautifully presented and modernised mid terrace situated in this ever popular and sought after location. The stunning interior comprises 2 bedrooms, lounge, luxury fitted kitchen incorporating built-in under oven and ceramic hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, pvc fascia and eaves, built-in mirrored slide robes, extensive use of wood laminate floor coverings and has been beautifully decorated throughout. Landscaped gardens with southerly aspect to rear and most convenient location combine to make this the perfect starter home - Early Viewing is highly 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	69	71
EU Directive 2002/91/EC		

7 Crumlin Gardens

, Belfast, BT13 3LJ



- Stunning Mid Terrace
- 2 Bedrooms
- Spacious Lounge
- Luxury Fitted Kitchen
- Modern White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Pvc Fascia And Eaves
- Most Convenient Location

Entrance Hall

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

Lounge

12'11" x 12'2" (3.94 x 3.71)

Wood laminate floor, under stairs storage, panelled radiator.

Kitchen

15'7" x 8'0" (4.75 x 2.44)

Single drainer stainless steel sink unit, extensive range of high and low level units, built-in under oven and ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for

washing machine, partly tiled walls, concealed gas boiler, uPvc double glazed rear door.

Dining Area - panelled radiator, recessed lighting.

First Floor

Landing

Bathroom

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

Bedroom

8'3" x 10'0" (2.54 x 3.07)

Full range of mirrored slide robes, panelled radiator.

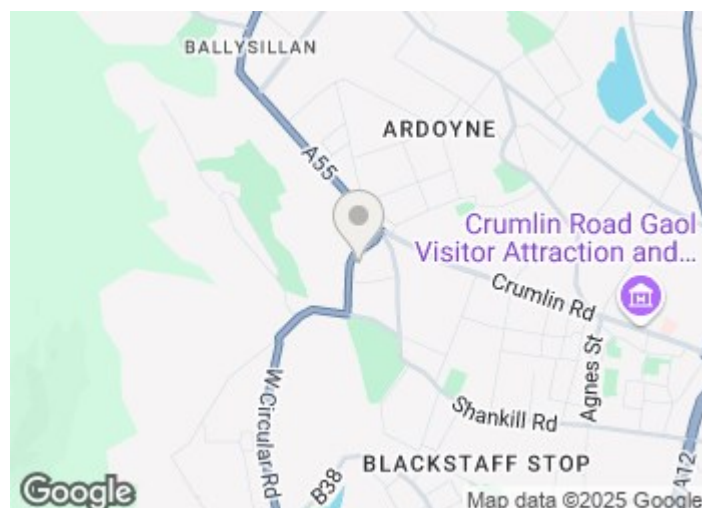
Bedroom

10'5" x 14'4" (3.18 x 4.39)

Built-in storage, panelled radiator

Outside

Gardens front and rear in lawn, shrubs, flowerbeds and stone chippings, outside tap, garden shed.



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.

