



ULSTER PROPERTY SALES

# UPS

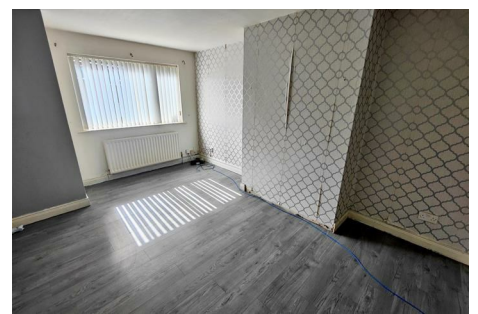
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 2a Canmore Street , Belfast, BT13 2NS

### Offers In Excess Of £130,000

Superb Red Brick Semi Detached Villa Within A Most Popular Residential Location Just Off The Shankill Road.

A fabulous opportunity to purchase a handsome red brick semi detached villa holding a superb site within a most popular residential location just off the Shankill Road. The interior comprises 3 bedrooms, lounge into bay, dining area, fitted kitchen incorporating built-in under oven and ceramic hob and classic white bathroom suite. The dwelling further offers gas central heating, upvc double glazed windows and wood laminate floor coverings. Gardens front and rear in lawn with a raised timber decking makes this a fabulous opportunity to purchase a home with unlimited potential ideally suited for those wishing to add their personal stamp to this modern built home. - Internal inspection strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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

# 2a Canmore Street

, Belfast, BT13 2NS



- Superb Red Brick Semi Detached Villa
- 3 Bedrooms
- Fitted Kitchen Incorporating Built-In Under Oven
- Classic White Bathroom Suite
- Gas Central Heating
- Private Rear Garden With Raised Timber Decking
- 2 Reception Rooms
- Upvc Double Glazed Windows
- Most Popular Residential Location Just Of The Shankill Road

## Entrance Hall

Upvc double glazed entrance door, panelled radiator, under stairs storage.

## Lounge Into Bay

12'0" x 15'8" (3.66 x 4.79)  
Wood laminate floor, double panelled radiator, double dividing doors.

## Dining Area

11'1" x 10'0" (3.40 x 3.06)  
Wood laminate floor, panelled radiator, uPvc patio doors.

## Kitchen

8'0" x 8'3" (2.44 x 2.54)  
Single drainer stainless steel sink

unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, panelled radiator, uPvc double glazed rear door.

## First Floor

Landing. Concealed gas boiler.

## Bathroom

Classic white suite comprising panelled bath, pedestal wash hand basin, low flush wc, panelled radiator.

## Bedroom

8'3" x 9'6" (2.53 x 2.92)  
Wood laminate floor, panelled radiator.

## Bedroom

15'7" x 9'6" (4.77 x 2.91)  
Panelled radiator

## Bedroom

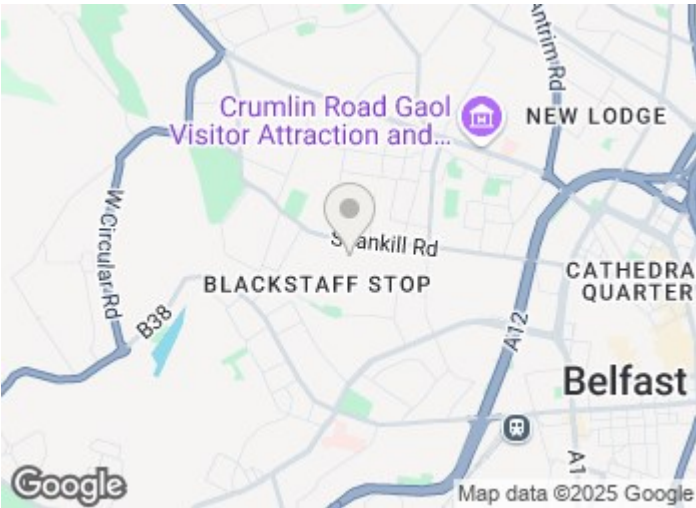
11'6" x 10'11" (3.53 x 3.35 )  
Built-in robes, panelled radiator.

## Outside

Gardens front and south facing rear in lawns and raised sun deck.

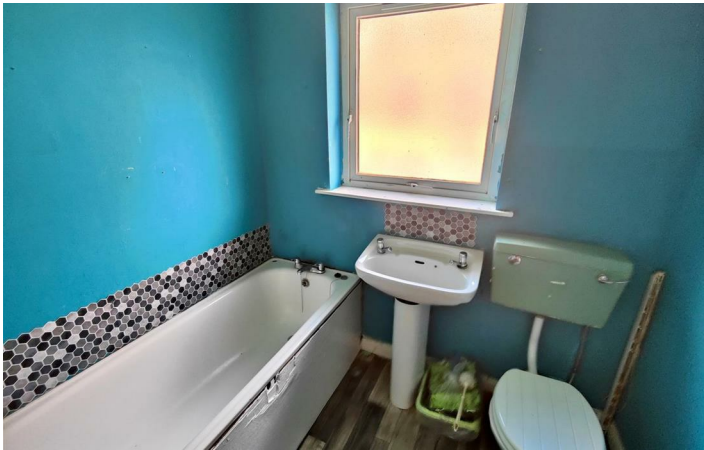
## Driveway

Off street car parking.



## 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.

