



ULSTER PROPERTY SALES

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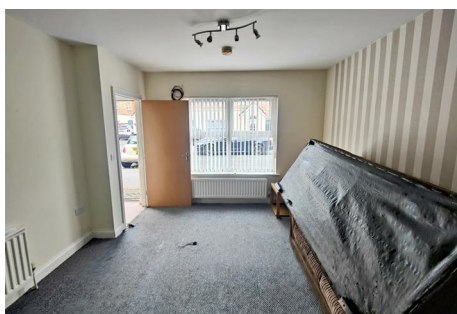
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



28 Pittsburg Street , Belfast, BT15 3JG

Asking Price £120,000

Modern Constructed Quad Style Townhouse in Ever Popular Location Just A Short Commute To The City Centre.

A modern constructed "Quad Style" townhouse holding a prime position within this most popular development. The interior comprises 3 bedrooms, master bedroom with en-suite, lounge, open plan to fitted kitchen incorporating built-under oven and gas hob and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas heating, furnished cloakroom, shared bin store and benefits from low outgoings. A most convenient location with excellent local shopping, public transport with the City and Belfast's New University on its doorstep combines with the obvious potential for the first time buyer or investor alike - 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	78	78
EU Directive 2002/91/EC		

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- Quad Style Townhouse
- Open Plan To Kitchen
- Gas Central Heating
- Most Convenient Location
- 3 Bedroom, Master With Ensuite
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Lounge
- Furnished Cloakroom
- Shared Bin Store

Entrance Hall

Lvf flooring, panelled radiator.

Lounge

20'2" x 10'9" (6.15 x 3.30)

Double panelled radiator x 2.

Open Plan to :

Kitchen

Bowl and a half stainless steel sink unit, extensive range of high and low level units, built-in under oven unit, low flush wc, panelled and 4 ring gas hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, understairs storage.

Furnished Cloakroom

Modern white bathroom suite comprising vanity unit, low flush wc, Lvf flooring, partially tiled walls, panelled radiator.

First Floor

Panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, vanity radiator, partially tiled walls, Built in storage, concealed gas boiler, Lvf flooring.

Bedroom

12'3" x 9'0" (3.75 x 2.76)

Panelled radiator.

Bedroom

12'2" x 6'10" (3.72 x 2.10)

Panelled radiator.

2nd Floor

Landing, built in storage.

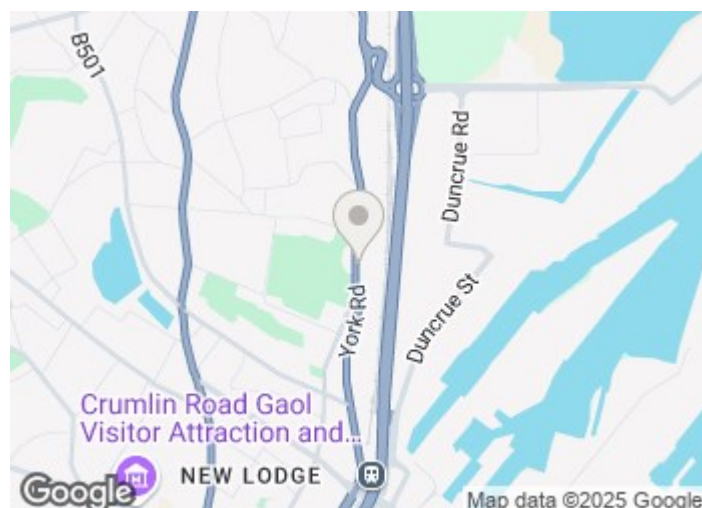
En Suite

Modern white bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, partially tiled walls, panelled radiator, Lvf flooring,

Master Bedroom

14'6" x 13'11" at widest (4.44 x 4.25 at widest)

Velux window, panelled radiator, access to roof space.



Directions



Floor Plan

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