

31 Dewey Street , Belfast, BT13 3GT

Offers Over £89,950

Superb Double Extended Mid Terrace Property Set In Most Convenient of Locations.

An excellent opportunity to purchase a superb double extended period red brick town house set in the most convenient location close to all local amenities and just a short commute to the New University, Cathedral Quarter and City Centre beyond. The extended accommodation comprises 2 bedrooms, spacious through lounge, modern fitted kitchen and modern white bathroom suite. The property benefits from uPvc double glazed windows, gas central heating, recent redecoration, new carpeting, low outgoings and is ideally suited to the investor or first time buyer keen to gain a step on the property ladder with little to do but move in and enjoy - Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

31 Dewey Street

, Belfast, BT13 3GT



- Superb Double Extended Mid Terrace
- Modern White Bathroom Suite
- Most Convenient Location
- Ideal First Time Buy Or Investment
- 2 Bedrooms Through Lounge
- Gas Central Heating
- Close to Local Amenities
- Fitted Kitchen
- Upvc Double Glazed Windows
- Short Commute To City

Entrance Hall

Pvc double glazed entrance door.

Open plan to:

Through Lounge

11'8" x 19'1" (3.57 x 5.83)

Understairs storage, double panelled radiators x 2.

Extended Kitchen

9'1" x 8'5" (2.77 x 2.57)

Single drainer stainless steel sink unit, range of high and low level units, built-in 4 ring gas hob, steel under oven,

integrated extractor, formica worktops, plumbed for washing machine, fridge freezer space, partially tiled walls, ceramic tiled floor, panelled radiator, pvc door to rear..

First Floor

Landing, built-in storage.

Bedroom

9'0" x 8'2" (2.76 x 2.49)

New carpets, double panelled radiator.

Bedroom

11'1" x 9'11" (3.40 x 3.04)

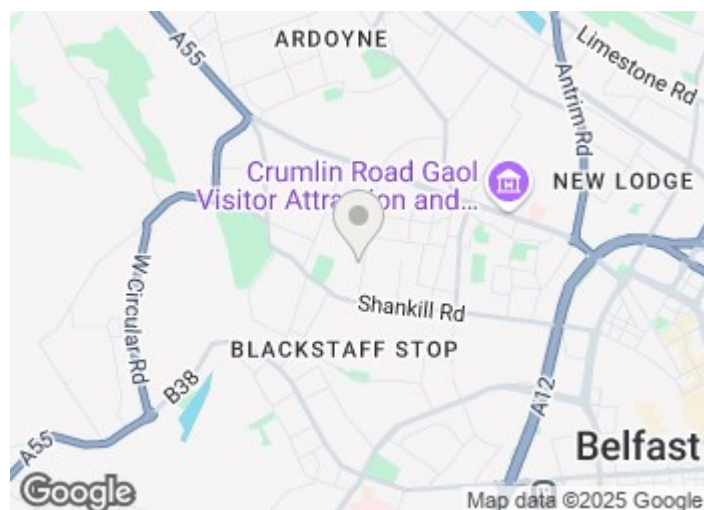
New carpets, double panelled radiator.

Bathroom

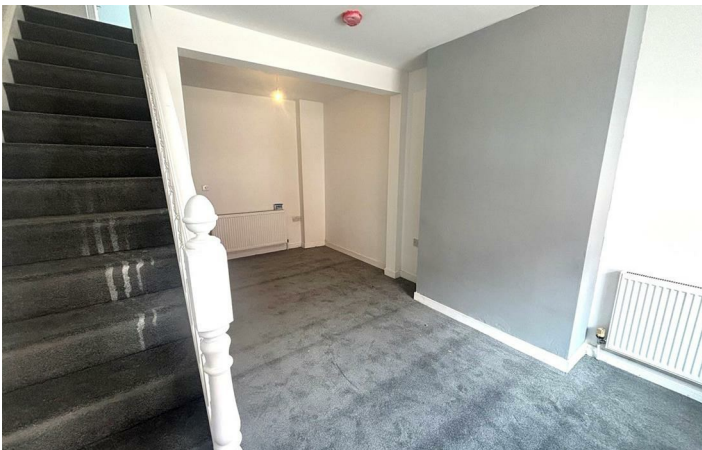
Modern white suite comprising panelled bath, thermostatically controlled telephone handset shower unit, low flush wc, pedestal wash hand basin, partly tiled walls, ceramic tiled floor, recessed lighting, panelled radiator.

Outside

Enclosed rear yard.



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.

