



ULSTER PROPERTY SALES

# UPS

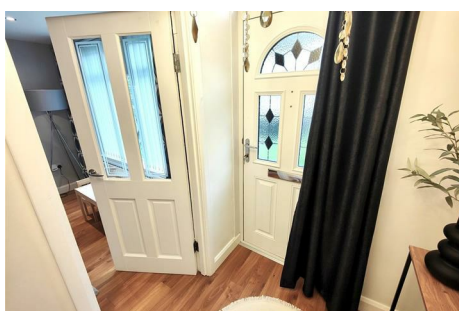
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 47 Shore Crescent , Belfast, BT15 4JP

**Offers Over £114,950**

A Recently Refurbished Immaculate Modern Built End Townhouse Within A Short Commute Of The City Centre.

This superb end of terrace has been modernised and presented to "Show Home" standards creating a home which will have immediate appeal. The richly appointed interior comprises 2 bedrooms, spacious lounge, newly fitted luxury kitchen with dining, fully tiled contemporary white bathroom suite and offers superb loft storage. The dwelling further benefits from gas fired central heating, uPvc double glazed windows and exterior doors, new internal doors and extensive use of quality flooring, carpeting and superb decoration throughout. A quiet cul de sac position, combines with low outgoings and a private rear garden with feature composite decking to make this the perfect home and all just minutes from the City Centre - 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		
<b>Northern Ireland</b>	65	68
EU Directive 2002/91/EC		

# 47 Shore Crescent

, Belfast, BT15 4JP



- Extensively Refurbished End Townhouse
- Recently Installed Contemporary White Bathroom
- Superb Roof Space Storage
- Short Commute To City Centre
- 2 Bedrooms Lounge
- Upvc Double Glazed Windows,
- Feature Decked Area
- Recently Fitted Luxury Kitchen
- Gas Central Heating
- Quiet Cul De Sac Location

## Entrance Hall

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

## Lounge

13'9" x 11'10" (4.21 x 3.61 )

Recessed lighting, wood laminate floor, double panelled radiator.

## Kitchen

15'1" x 11'8" (4.60 x 3.58)

Bowl and a half single drainer stainless steel sink unit, extensive range of recently fitted high gloss high and low level units, display cabinets, under unit lighting, formica worktops, built-in ceramic hob, under oven, stainless steel and glass extractor fan, integrated dish washer, "American" fridge/ freezer space, plumbed for a washing machine. ceramic tiled floor, partially tiled walls. recessed lighting, double panelled

radiator, under stairs storage, concealed gas boiler, pvc double glazed door.

## First Floor

Landing.

## Bathroom

Recently installed fully tiled white suite comprising panelled bath, shower screen, electric power shower, vanity unit, low flush wc, tiled walls, pvc ceiling, recessed lighting, ceramic tiled floor. chrome radiator.

## Bedroom

13'4" x 8'9" (4.08 x 2.69)

Built-in storage, double panelled radiator.

## Bedroom

15'3" x 8'11" (4.66 x 2.74)

Built-in storage, double panelled radiator.

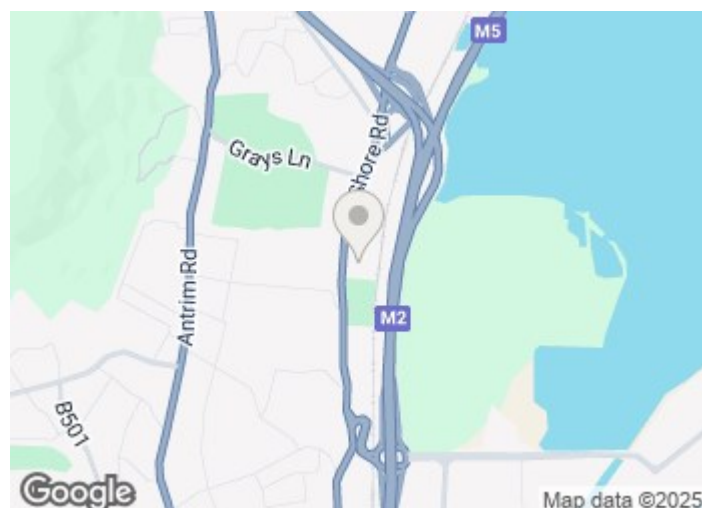
## Roof Space

10'8" x 10'5" (3.27 x 3.20)

Landing, velux roof light, under eaves storage, double panelled radiator.

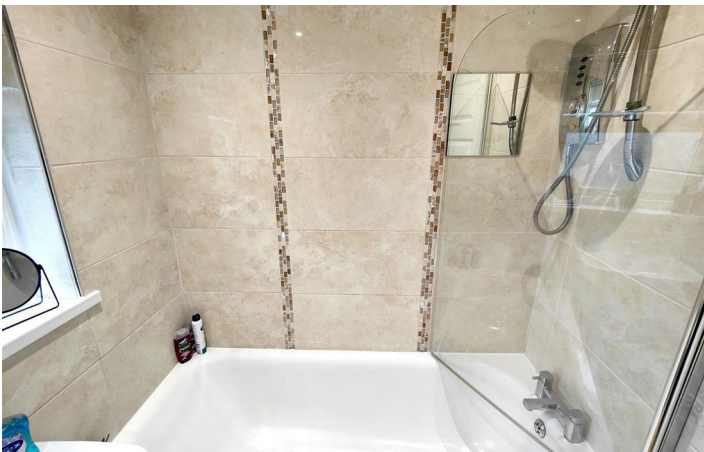
## Outside

Front garden in mature lawn, shrubs, panel fencing, hard landscaped rear in composite decking and side in patio, outside light and tap, communal 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.

