



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 16 Greenland Street , Belfast, BT13 2EN

### Offers Around £129,950

An Immaculately Presented Refurbished Town Terrace Moments From The City Centre.

A fabulous opportunity to purchase an immaculately presented and modernised town terrace moments from the City Centre. The contemporary interior comprises 3 bedrooms, spacious lounge, recently fitted kitchen incorporating built-in oven and hob with skylight, dining area and recently installed modern white bathroom suite. The dwelling further offers recently installed uPvc double glazed windows and exterior doors, recently installed gas central heating, upgraded insulation, damp proof course and extensive use of quality wood laminate & ceramic floor coverings throughout. With the City, New University and superb shopping all within walking distance - 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		
Northern Ireland		EU Directive 2002/91/EC

# 16 Greenland Street

, Belfast, BT13 2EN



- Immaculately Presented Town Terrace • 3 Bedrooms
- Contemporary Kitchen With Dining
- Recently Installed Modern White Bathroom
- Upvc Double Glazed Windows
- Many Improvements
- Spacious Lounge
- Gas Central Heating
- Moments From City Centre
- Most Convenient Location

## Entrance Hall

Upvc double glazed front door, double panelled radiator.

Open Plan to:

## Lounge

13'4" x 13'0" (4.08 x 3.98)

Ceramic tiled floor, double panelled radiator x2.

## Kitchen

12'7" x 10'2" at widest (3.86 x 3.10 at widest)

Dining Area - Double panelled radiator, ceramic tiled floor.

Single drainer stainless steel sink

unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor, fridge/freezer space, skylight, recessed lighting, partly tiled walls, ceramic tiled floor, uPvc double glazed rear door.

## Bathroom

Modern white suite comprising fully tiled shower cubicle, electric shower, telephone handset shower, vanity unit, low flush wc, Pvc panelled walls and ceiling, recessed lighting, feature radiator, ceramic tiled floor.

## First Floor

Landing.

## Bedroom

9'11" x 9'1" (3.04 x 2.77)

Double panelled radiator.

## Bedroom

13'3" x 10'3" (4.06 x 3.14)

Panelled radiator.

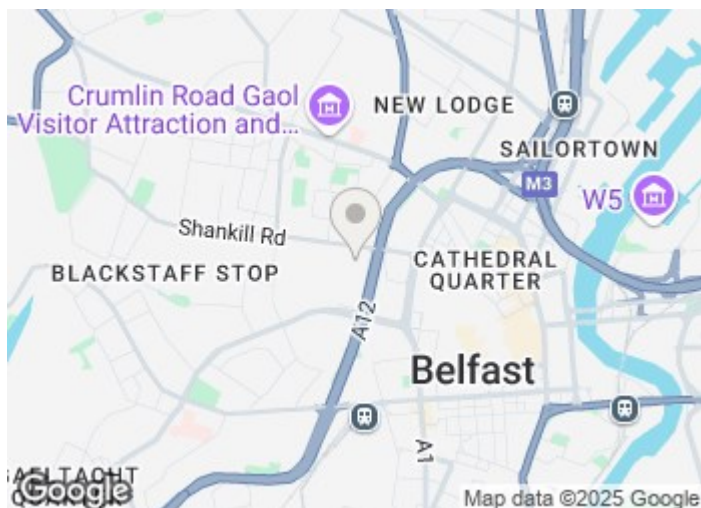
## Bedroom

10'0" x 9'1" (3.06 x 2.79)

Double panelled radiator, access to roof space.

## Outside

Storage, bin access.



## 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.

