



ULSTER PROPERTY SALES

UPS

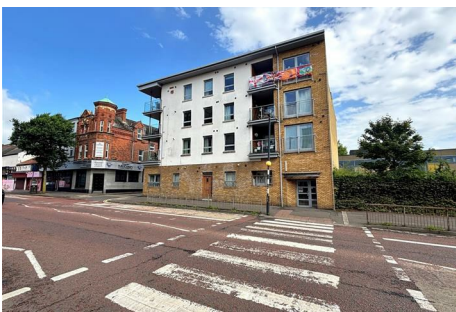
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



109 Shankill Road , Belfast, BT13 1FD

Offers Around £129,950

Superb Second Floor Apartment Holding A Prime Position On The Shankill Road Walking Distance From Belfast City Centre

A spacious second floor apartment situated within this popular section of the Shankill Road. The interior comprises 2 bedrooms, lounge with open plan fitted kitchen incorporating built-in oven and hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, intercom entry, private balcony, lift access to all floors and is ideally suited to the investor first time buyer or downsizer alike. Most sought after Shankill Road location with public transport, shopping, leading schools all close to hand with Belfast City Centre just walking distance away - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		EU Directive 2002/91/EC

109 Shankill Road

, Belfast, BT13 1FD



- Superb Second Floor Apartment • 2 Bedrooms
- Modern White Bathroom Suite
- Private Balcony
- Gas Central Heating
- Prime Position On The Shankill Road
- Open Plan Lounge Kitchen
- Upvc Double Glazed Windows
- Just Walking Distance From Belfast City Centre

Communal Entrance Hall

Intercom entry, lift.

Entrance Hall

Built-in storage, panelled radiator.

Lounge

20'4" x 12'6" (6.20 x 3.82)

Double panelled radiator, recessed lighting.

Open plan to:

Kitchen

Composite sink unit, range of high and low level units,

formica worktops, built-in under oven, 4 ring gas hob, stainless steel canopy extractor fan, fridge/freezer space, integrated dishwasher, partly tiled walls, recessed lighting, access to private balcony.

Utility Area

5'10" x 2'10" (1.79 x 0.87)

Plumbed for washing machine, ceramic tiled floor.

Bathroom

Modern white bathroom suite comprising panelled bath, pedestal wash hand basin, low

flush wc, partly tiled walls, ceramic tiled floor, pvc ceiling, double panelled radiator, recessed lighting.

Bedroom

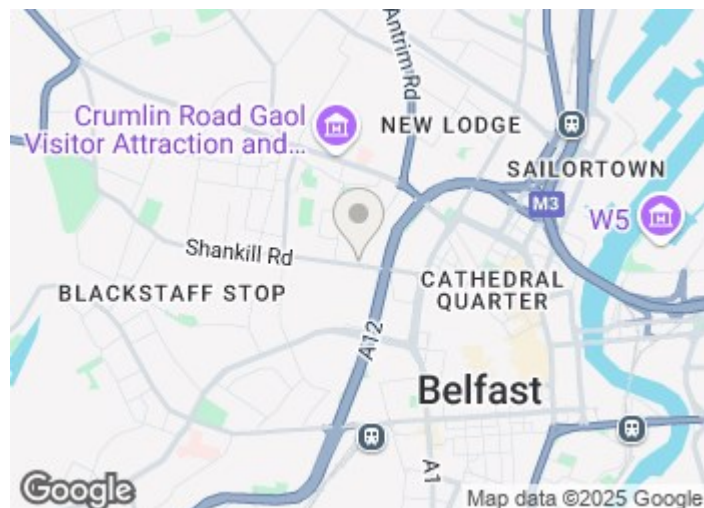
14'7" x 8'10" (4.47 x 2.71)

Double panelled radiator

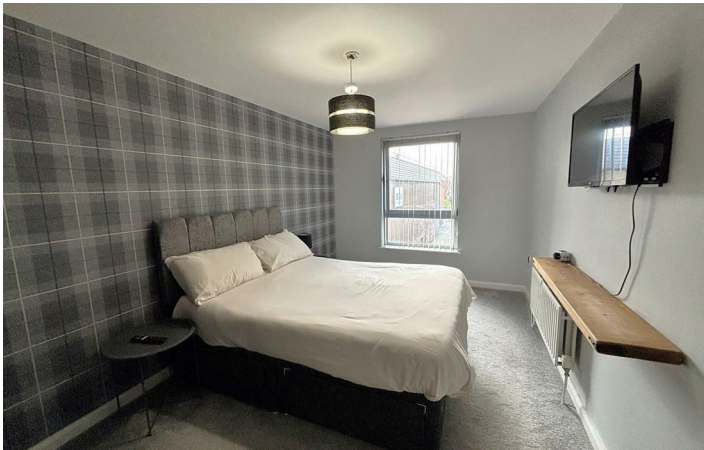
Bedroom

15'7" x 6'9" (4.77 x 2.08)

Double panelled radiator



Directions



Floor Plan

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