

## 19 Tyrone Street, Belfast, BT13 1BD



- Spacious End-Terrace Property
- 3 Well Proportioned Bedrooms
- 1 Reception
- Shaker Style Fitted Kitchen with Dining Aspect
- Modern Bathroom Suite
- Ground Floor Furnished Cloakroom
- Private Enclosed Garden to Rear
- Driveway to Front for Off-Street Parking
- PVC Double Glazed/Oil Fired Central Heating
- Highly Popular Convenient Location

### PRICE Offers Around £159,950

*Positioned in the heart of Belfast, within walking distance to the city centre. This well presented, spacious end terraced home is ideally suited to first time buyers and young families alike. Boasting three well proportioned bedrooms, a lounge with cast iron fire place, shaker style fitted kitchen with dining aspect and a modern bathroom suite. Driveway to front for off-street parking and a private enclosed garden to rear. With a high level of interest anticipated, an early viewing is highly recommended.*



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## ACCOMMODATION

### GROUND FLOOR

PVC Double glazed front door with leaded glass inset into entrance porch with tiled floor. Oak French doors into entrance hall. Understairs storage cupboard.

### LOUNGE

12'5" x 12'1" (3.8 x 3.7)

Attractive feature cast iron fireplace with tiled hearth and decorative wooden mantel. Feature Bay window. Quality laminate flooring.

### FITTED KITCHEN WITH DINING ASPECT

13'1" x 12'1" at max (3.99m x 3.68m at max)

Oak effect shaker style fitted kitchen equipped with a comprehensive range of high and low level units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit. Integrated oven and separate four ring electric hob with overhead extractor fan housed in stainless steel canopy. Plumbed for dishwasher. Plumbed for washing machine. Space for free standing fridge freezer. Glass display cabinets. Part tiled walls in mosaic effect. Laminate flooring.

### REAR PORCH

PVC Double glazed door to rear patio decking area.

### FUNISHED CLOAKROOM

Comprising low flush WC and wall mounted wash hand basin. Tiled floor. Tiled walls.

### FIRST FLOOR

Access to roof space. Storage cupboards.

### BEDROOM 1

12'5" x 9'6" (3.8 x 2.9)

Built in three-bay mirrored slide robes. Dual window aspect.

### BEDROOM 2

12'1" x 9'6" (3.7 x 2.9)

Built in wardrobe. Dual window aspect.

### BEDROOM 3

9'2" x 6'6" (2.8 x 2.0)

Quality laminate flooring.

### MODERN BATHROOM SUITE

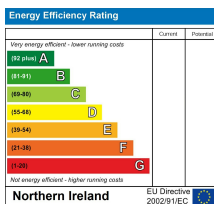
Comprising bath with overhead electric shower unit and glazed shower screen. Vanity unit with monobloc tap and a button flush WC. Tiled floor. Tiled walls. Towel radiator.

### OUTSIDE

Block paved driveway to front for off-street parking, accessed via twin gate. Garden to front laid in lawn with a variety of mature trees.

Private enclosed hard landscape garden to rear, screened by perimeter fence. Patio decking area, perfect for evening entertainment.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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