

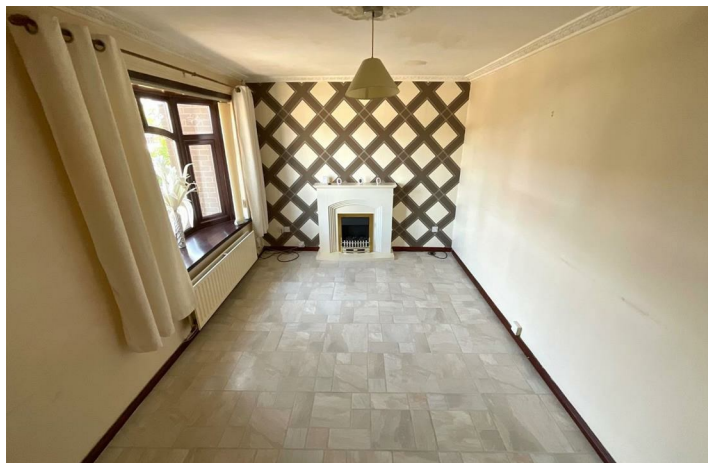
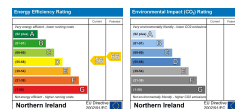


1 Agnes Close

Belfast, BT13 1DJ

Offers in the region of

£119,950



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A keenly priced property in an area of high demand which is sure to appeal to first time buyers, smaller families and investors in particular.

Occupying a spacious corner site this excellent dwelling comprises vestibule entrance, bright reception, fitted kitchen with dining space, conservatory, modern bathroom suite and two double bedrooms. Outside there is a generous driveway to the front and a fully enclosed rear yard.

The property further benefits from oil fired central heating, UPVC double glazing, integral garage and all within a sought-after cul-de-sac street location.

Agnes Close is conveniently located close to many leading shops and amenities including Lidl, Home Bargains, JD Gyms, Mater Hospital and Ulster University. It also shares excellent transport links with Belfast City Centre and both major motorways are just minutes away.

Contact Rea Estates now for further details or to arrange an appointment to view.

Ground Floor

Vestibule Entrance

PVC front door with smoked glass inset, tiled flooring, wooden internal door with glass insets leading to:

Living Room 9'6" x 14'9" (2.90m x 4.52m)

Attractive fireplace and surround with electric fire inset, tile effect laminate flooring, double panelled radiator

Kitchen 10'6" x 14'9" (3.21m x 4.51m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer tap, cooker space with extractor hood, plumbed for a washing machine, enclosed storage cupboard, double panelled radiator, vinyl floor, under stair storage, wall mounted electricity meter. dining area, leading to:

Conservatory 12'9" x 10'9" (3.90m x 3.28m)

Tiled flooring, double PVC patio doors leading to rear garden and attached garage

First Floor

Landing

Enclosed hot press with additional storage, access to roof space

Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and free standing electric shower, tile effect laminate flooring, PVC cladded walls and ceiling with recessed lighting, panelled radiator

Front Bedroom 9'4" x 14'6" (2.87m x 4.42m)

Enclosed storage cupboard, panelled radiator, wood laminate flooring

Rear Bedroom 10'7" x 7'4" (3.25m x 2.26m)

Panelled radiator

Outside

Attached Garage 20'6" x 11'8" (6.25m x 3.56m)

Electric roller shutter, housing oil boiler

Front

Rear

Fully paved garden with wood panelled privacy fencing, metal pedestrian gate leading to front garden



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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