



21 Coolfin Street, Belfast, BT12 5PH

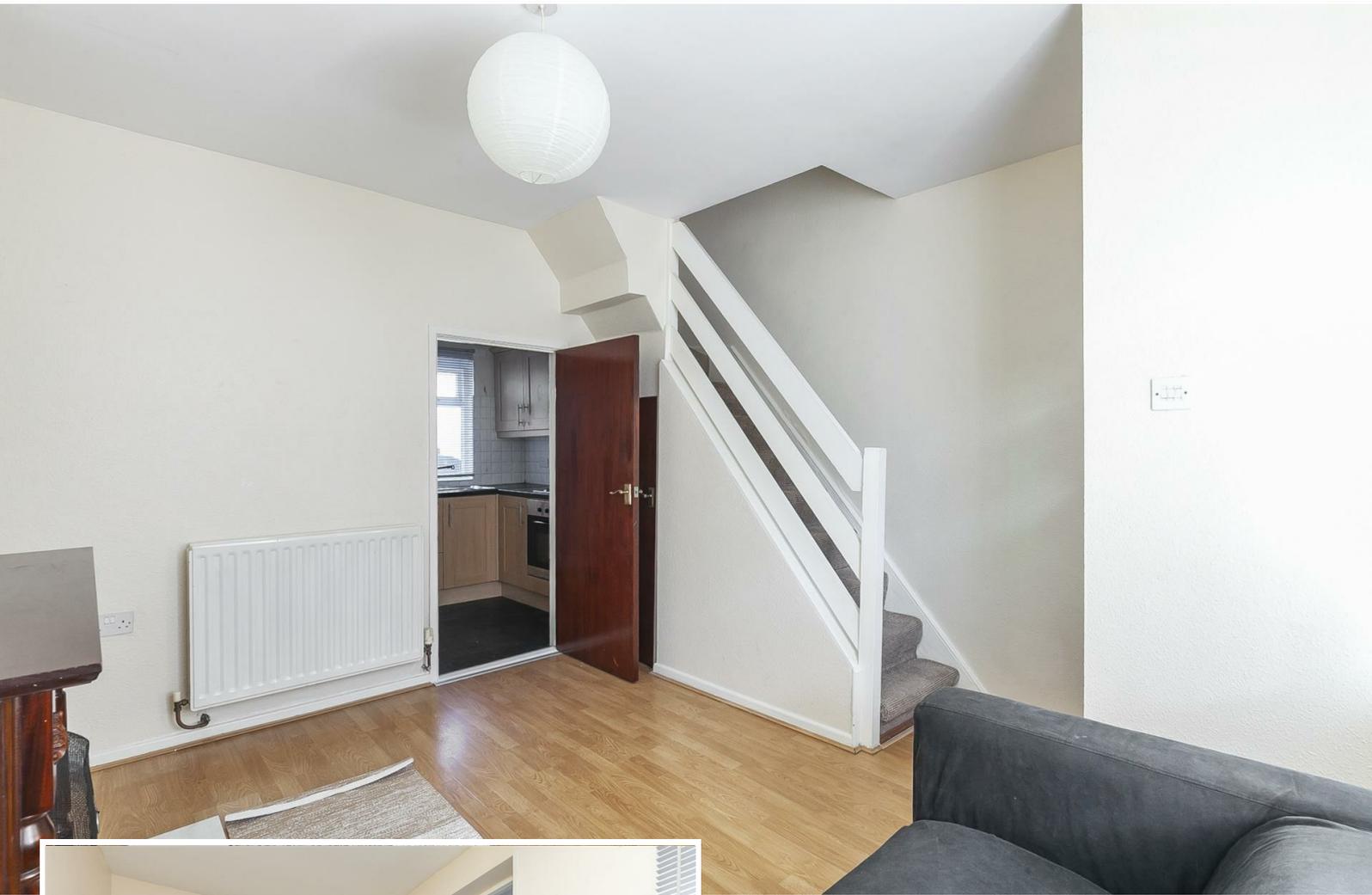
- Refurbished Mid Terrace Property
- Lounge;
- Utility Hall
- Oil Heating
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; White Suite
- Enclosed Rear Yard
- Ideal First Time Buy/Buy To Let

Offers Over £97,500

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with fanlight over. Glass panelled door leading to:

LOUNGE 12'6" x 12'0" (wps)

Tiled fireplace with matching hearth and timber surround. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Feature height ceiling, continuing throughout ground floor level.



KITCHEN WITH INFORMAL DINING AREA 11'11" x 6'6"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Splashback tiling to walls.

UTILITY HALL

Access to roof space. Plumbed and space for washing machine. Half panelling to walls. Glass panelled door to rear yard.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Towel radiator. Part panelling to walls.

FIRST FLOOR

LANDING

Access to large hot press and roof space.

BEDROOM 1 11'10" x 9'10" (wps)

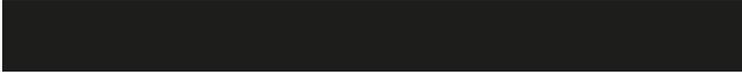
BEDROOM 2 11'11" x 6'8"

EXTERNAL

Fully enclosed rear yard with PVC oil storage tank and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**COLIN
GRAHAM
RESIDENTIAL**
...WE SELL HOUSES

Recently refurbished, two bedroom, mid terrace property, conveniently situated off Donegall Road, Belfast.

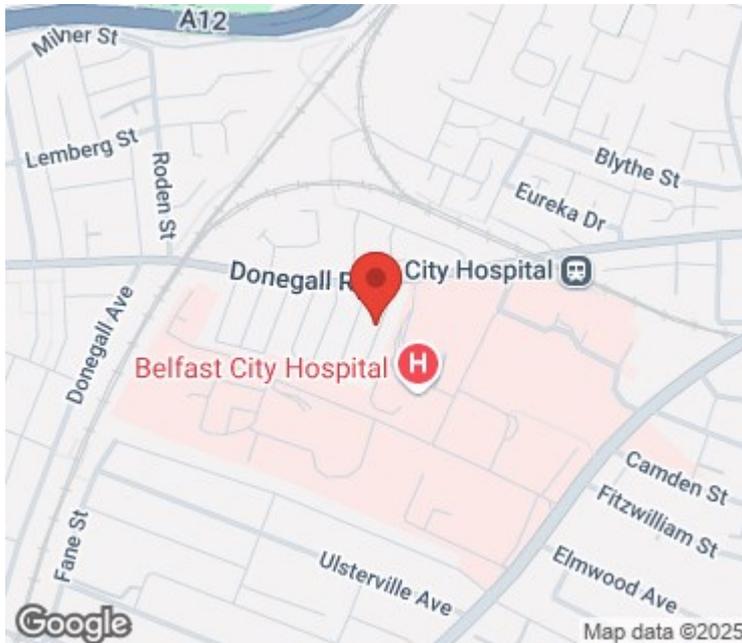
The property comprises entrance hall, lounge with open fire, kitchen with informal dining area, utility hall, bathroom with white suite, and two well proportioned first floor bedrooms.

Externally, the property enjoys an enclosed yard to rear.

Other attributes include oil heating, and walking distance to Belfast City Centre.

Ideal first time buy / buy to let investment alike.

Early viewing 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		63
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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