



9 Cosgrave Heights, Belfast, BT15 3HJ

Offers Over £149,950

- Mid terraced property on a corner site, located in highly popular and convenient area
- Lounge with a feature wood burning stove
- Downstairs W/C
- Double glazing in uPVC frames
- Covered patio area to rear/enclosed and paved to both side and rear
- 3 Bedrooms
- Kitchen
- Modern bathroom
- Gas fired central heating
- Located close to excellent schools, shops and frequent public transport links

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This well-presented three-bedroom mid-terraced property is ideally located in a popular and convenient area of North Belfast, offering easy access to Belfast City Centre and local amenities. The property features a bright lounge with a charming feature wood-burning stove, a fitted kitchen and a useful downstairs W/C. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Benefitting from gas-fired central heating and double glazing throughout, this home ensures comfort and efficiency. Externally, the property offers a private rear patio area ideal for outdoor relaxation, along with a paved patio and off-road parking to the side. This attractive home will appeal to first-time buyers, families, and investors alike seeking a move-in-ready property in a sought-after location.



Council Tax Band:



GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

Laminate wooden flooring, under stair storage, separate built in storage cupboard

DOWNSTAIRS W/C

Low flush W/C, sink unit with mixer taps, wall tiling and flooring, chrome heated towel rail

LOUNGE

12'8" x 12'3"

Laminate wooden flooring, feature wood burning stove, tiled hearth, corncicing

KITCHEN

12'7" x 12'4"

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, built in stainless steel oven, in laid hob, stainless steel extractor hood, built in dishwasher, space for fridge freezer, laminate wooden flooring, downlighters

REAR HALLWAY

Storage cupboard, plumbed for washing machine

FIRST FLOOR

LANDING

Hot press with gas boiler, separate storage cupboard, access to roofspace

BEDROOM 1

12'8" x 10'3"

Laminate wooden flooring

BEDROOM 2

12'8" x 10'1"

Laminate wooden flooring, built in slide robes, built in wardrobe

BEDROOM 3

9'4" x 6'6"

Laminate wooden flooring

MODERN BATHROOM

uPVC bath unit, rainwater effect shower head, glazed shower screen, vanity sink unit, low flush W/C, chrome heated towel rail, wall tiling and flooring

OUTSIDE

Front: Storage shed, paving

Side: Enclosed paved patio area, off road parking, outside tap, hedges

Rear: Covered paved patio area, uPVC ceiling, outside tap, outside lights

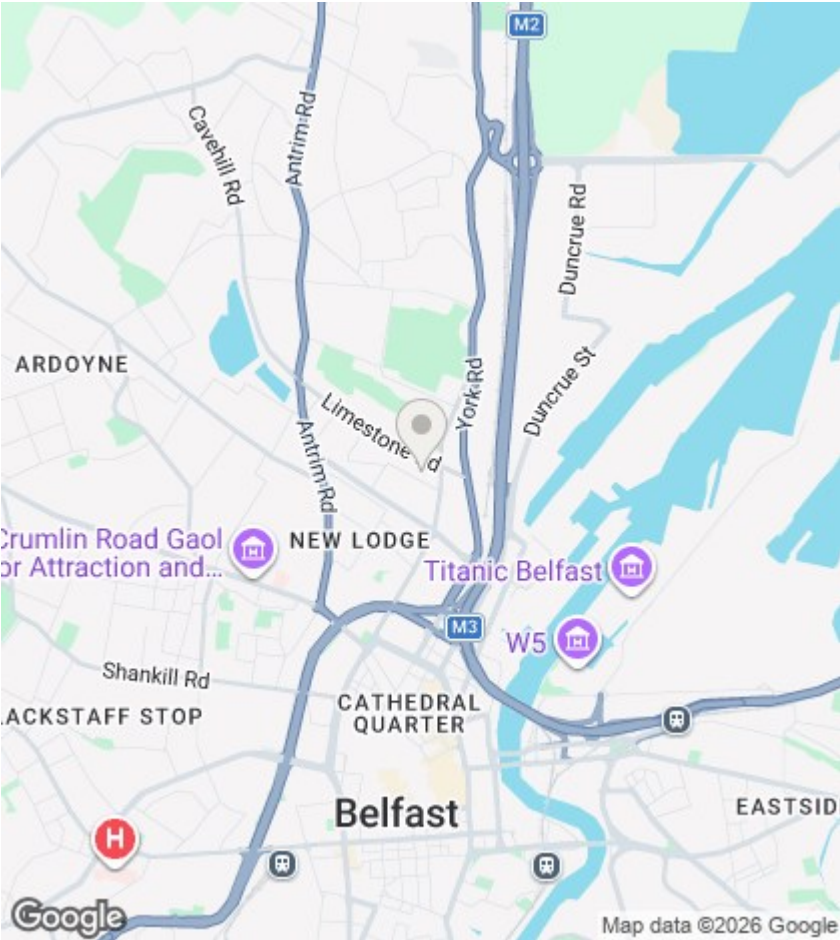
Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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	