

GERARD MCCLINTON  
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23 Moorgate Street, Belfast, BT5 5BZ  
Offers in the region of £169,950



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# 23 Moorgate Street

## Belfast, BT5 5BZ

- Newly Renovated & Stylish 2 Bed End Terrace House
- Spacious Open Plan Living & Dining Area, Ideal For Modern Living & Entertaining
- Brand New Contemporary Fitted Kitchen with Appliances & Breakfast Bar Seating Area
- Stunning Luxury Bathroom Suite with Freestanding Bath & Large Walk in Shower
- New Worcester Gas Central Heating Boiler, New Flooring Throughout & Fully Redecorated
- Superb East Belfast Location, Less Than a Mile to Bustling Ballyhackamore
- Stylish Features Include Fluted Wood Acoustic Wood Panelling & Herringbone Style Flooring
- Two Generous Double Bedrooms, Master With Beautiful Feature Wood Panelling
- Useful Floored Roofspace with Pulldown Ladder, Flooring and Window, Excellent Storage Space
- A Superb First Home or An Easy Buy To Let Investment

Beautifully renovated, surprisingly spacious and finished with a real eye for detail, 23 Moorgate Street is an exceptional two-bedroom home in a superb East Belfast location, less than a mile from the bustling Ballyhackamore Village and within easy reach of Belmont, Belfast City Centre and a fantastic range of local amenities.

Already benefiting from an extension, the current owners have transformed the property, creating a stylish home that feels considerably larger than you might expect from the outside.

The ground floor is particularly impressive. A welcoming entrance hall with herringbone-style flooring leads through to a superb open-plan living and dining space, where the same flooring continues throughout. Contemporary fluted wood acoustic wall panelling creates a striking feature within the living area, while the generous proportions provide plenty of space for both relaxing and entertaining.

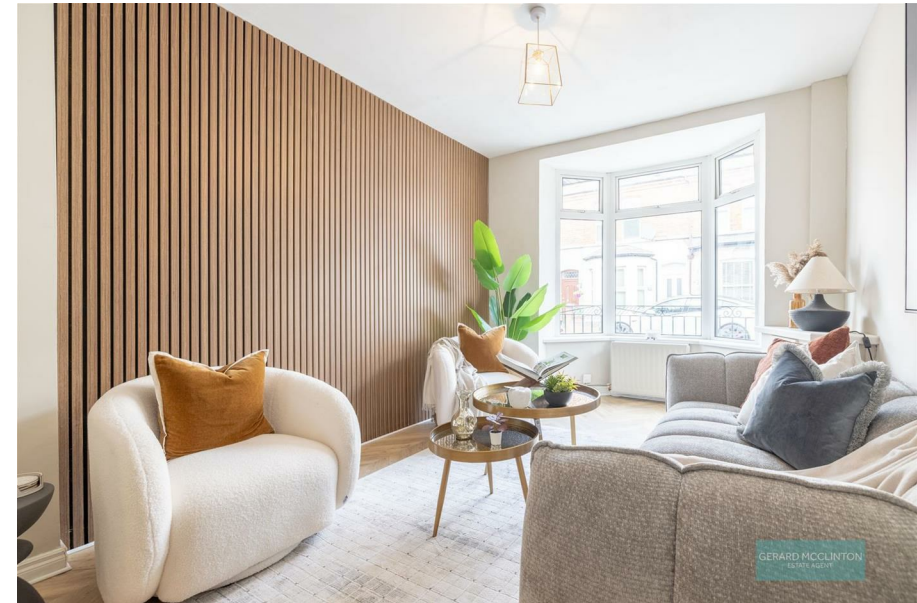
To the rear is a beautifully finished, newly fitted kitchen with shaker-style cabinetry, contemporary work surfaces and breakfast bar seating.

Upstairs there are two double bedrooms, with the principal bedroom being particularly impressive in both scale and presentation. The bathroom is another standout feature and has been finished to a standard rarely seen in this price bracket, incorporating a freestanding bath, large walk-in shower, contemporary vanity unit and stylish black fittings.

A useful roof space is accessed via a pull-down ladder and benefits from flooring, carpeting, a window and fitted bench area, providing excellent additional storage and flexible ancillary space.

Further improvements include a new gas central heating boiler, new flooring and extensive redecoration throughout.

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### Entrance Hall

**Open Plan Living Dining** 22'10" x 10'5" (6.96 x 3.19 )

**Kitchen With Breakfast Area** 12'9" x 8'2" (3.91 x 2.5)

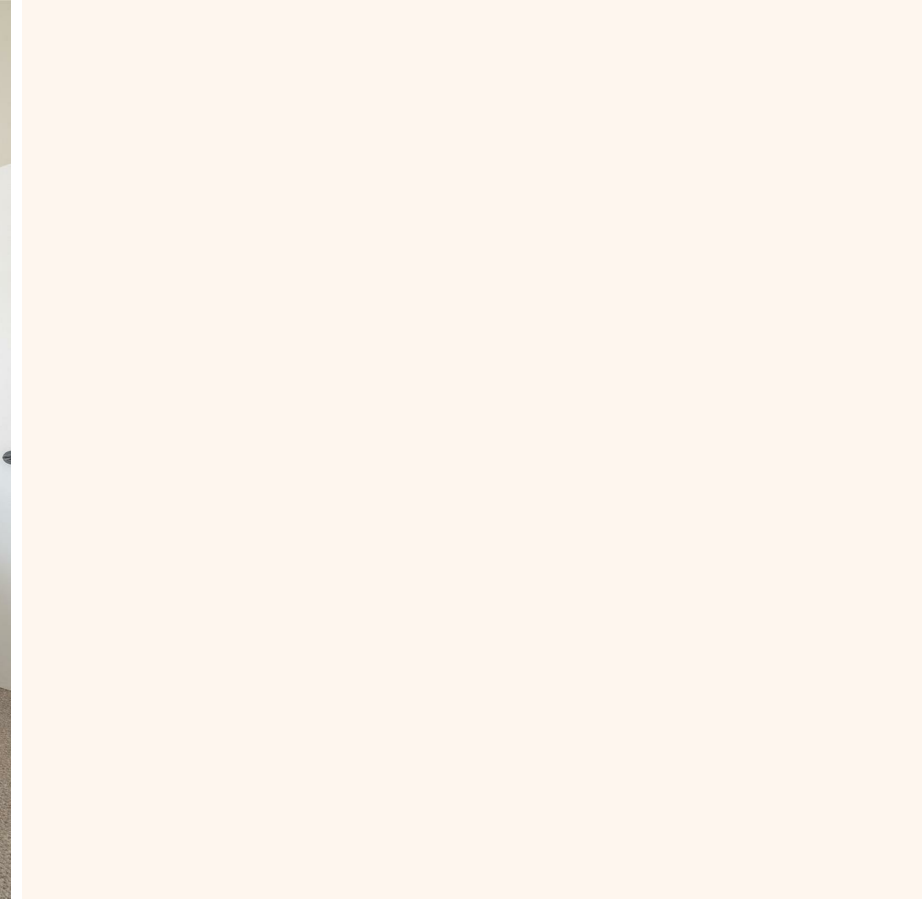
### First floor landing

**Master Bedroom** 13'9" x 10'9" (4.2 x 3.3)

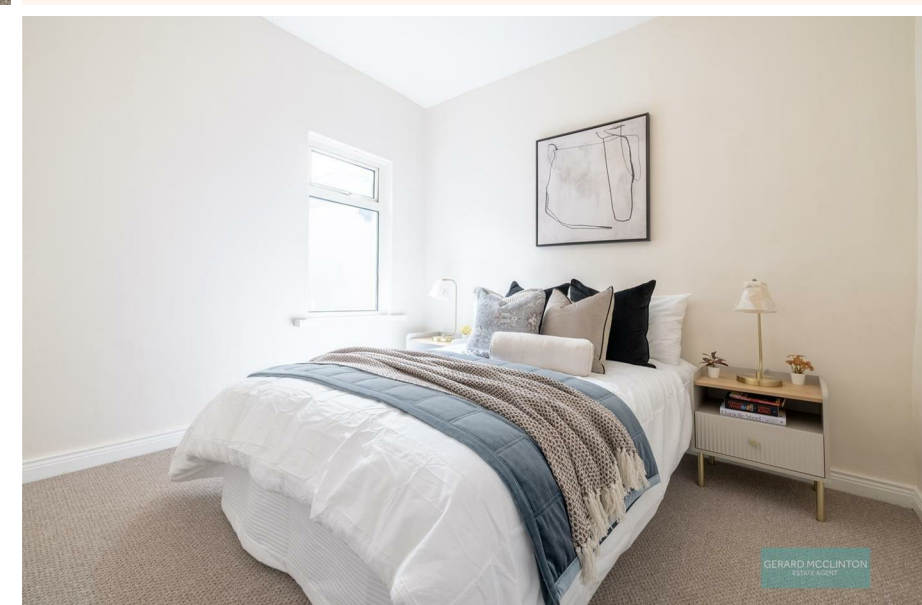
**Bedroom 2** 10'2" x 8'4" (3.1 x 2.56)

**Bathroom** 8'2" x 8'1" (2.49 x 2.48)

### Outside



## Directions





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Floor Plans



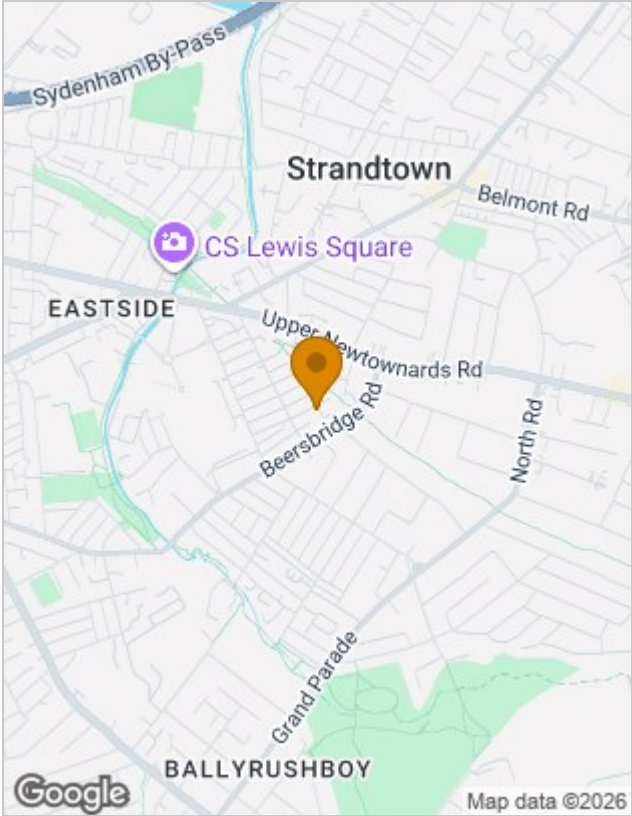
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

