

## 15 Chichester Close , Belfast, BT15 5ER

**£900 Per Month**

Attractive Modern Town House in Sought After Cul de Sac Location.

Holding a prime position within this sought after quiet cul de sac location this attractive modern built town house will have immediate appeal. The richly appointed interior comprises 3 bedrooms, through lounge, fitted kitchen incorporating built in oven and hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating and wood laminate floor coverings. Off street car parking and private gardens with excellent external storage combines with low outgoings and a most convenient location with excellent schools, public transport and local shopping all close by and the City Centre a simple commute - Early Viewing is highly recommended for then is rare rental opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 15 Chichester Close

, Belfast, BT15 5ER



- Attractive Modern Town House
- Modern White Bathroom
- Off Street Car Parking
- Rare Rental Opportunity
- 3 Bedrooms Through Lounge
- uPvc Double Glazed Windows
- Excellent Storage
- Modern Fitted Kitchen
- Gas Central Heating
- Sought After Cul De Sac

## Entrance Hall

Hardwood entrance door, wood laminate floor, panelled radiator.

## Through Lounge

24'5" x 11'10" (7.46 x 3.61)

Wood laminate floor, panelled radiator x 2, under stairs storage.

Open Plan to:

## Kitchen

11'2" x 7'1" (3.42 x 2.16)

Composite bowl and a half sink unit, extensive range of high and low level units, formica worktops, built in oven and ceramic hob, stainless steel canopy extractor,

fridge/freezer space, plumbed for washing machine, uPvc double glazed rear door.

## First Floor

Landing, access to roofspace.

## Bathroom

Modern white suite comprising panelled bath, telephone handset shower, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, Lvf flooring, panelled radiator.

## Bedroom

11'8" x 8'6" (3.57 x 2.60)

Panelled radiator.

## Bedroom

9'5" x 6'10" (2.89 x 2.09)

Built in storage, concealed gas boiler, panelled radiator.

## Bedroom

12'9" x 8'9" (3.89 x 2.68)

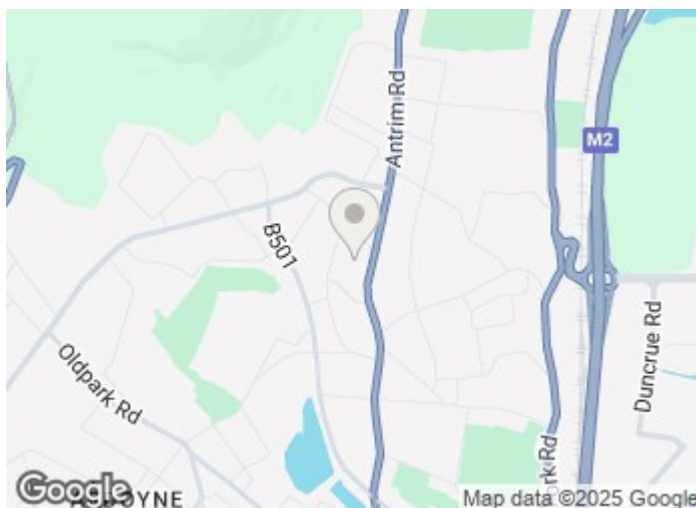
Wood laminate floor, panelled radiator.

## Storage

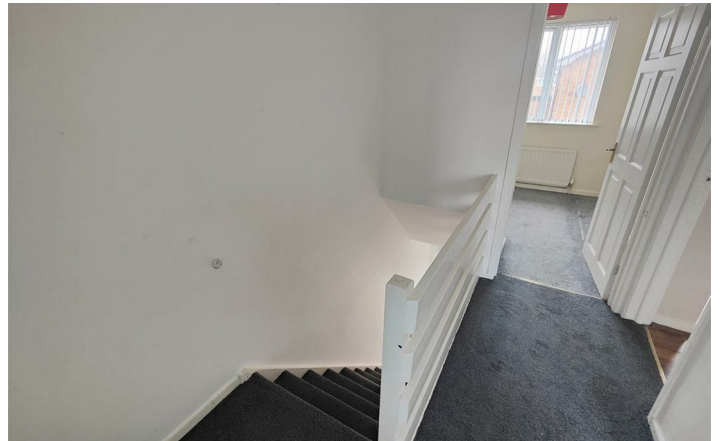
11'9" x 10'1" (3.60 x 3.09)

## Outside

Off street parking, enclosed rear patio garden.

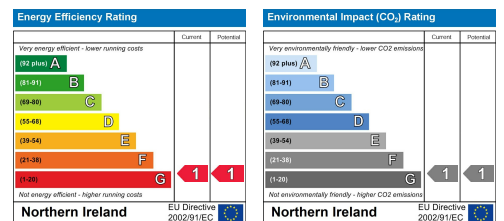


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark