



## 13 Blaney Street , Belfast, BT13 1JZ

**Offers In The Region Of  
£129,950**

Modern Constructed Mid Terrace Maintained To The Highest Standard While Holding A Quiet Cul-De-Sac Position.

This modern constructed town terrace has been modernised and stylishly presented to the highest possible standard. The richly appointed interior comprises 3 bedrooms, two with built-in storage, spacious lounge, modern fitted kitchen incorporating built-in under oven and ceramic hob with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, downstairs furnished cloakroom, extensive use of wood laminate floor coverings and has maintained and presented to the highest standard by the previous owner.

A superb site, private rear garden, off street carparking, low outgoings and a most convenient location combine to make this the perfect home for young and old alike - Immediate viewing high recommended!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 13 Blaney Street

, Belfast, BT13 1JZ



- Modern Constructed Mid Terrace
- Stylishly Presented To The Highest Possible Standard
- 3 Bedrooms
- Spacious Lounge
- Luxury Fitted Kitchen
- Modern White Bathroom Suite
- Downstairs Furnished Cloakroom
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Holding A Quiet Cul-De-Sac Position

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor, double panelled radiator.

## Lounge

13'5" x 11'10" (4.11 x 3.61)  
Attractive fireplace, wood laminate floor, double panelled radiator.

## Kitchen

17'8" x 11'11" (5.41 x 3.64)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer space, understairs storage, wood laminate floor, double panelled radiator, pvc ceiling.

## Furnished Cloakroom

Wash hand basin, low flush wc, wood laminate floor.

## Rear Lobby

Wood laminate floor, upvc double glazed door to rear.

## First Floor

Landing, built-in storage, access to roofspace.

## Bathroom

Modern white bathroom suite comprising panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, chromes featured radiator, ceramic tiled floor, fully tiled walls, pvc ceiling.

## Bedroom

11'5" x 9'10" (3.50 x 3.01)  
Built-in storage, double panelled radiator.

## Bedroom

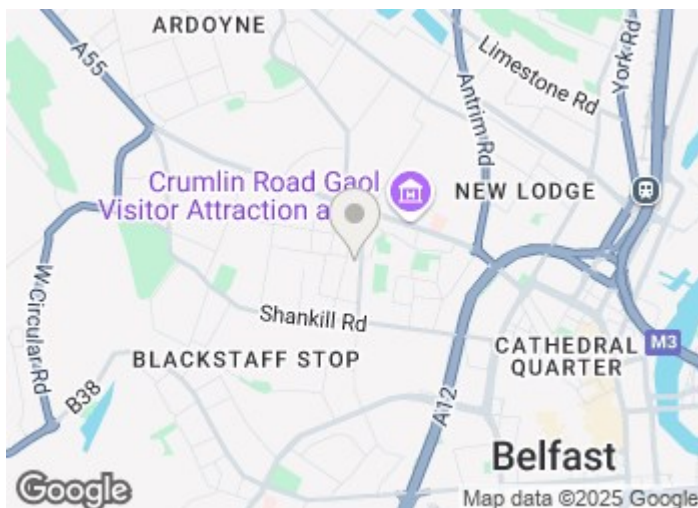
10'7" x 11'5" (3.24 x 3.49)  
Built-in storage, double panelled radiator.

## Bedroom

8'8" x 7'5" (2.65 x 2.27)  
Double panelled radiator.

## Outside

Hard landscaped gardens front and rear. Front in brick pavers with off-street car parking. Rear in raised patio, artificial grass, garden shed, pvc oil tank.



## 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.

