



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



12 Glenvale Street , Belfast, BT13 3DD

Offers Over £109,950

Simply Stunning Extended 2 Bedrooms Mid Terrace Refurbished To "Showhome" Standards Just A short Commute To The City.

Unique opportunity to purchase a simply stunning refurbished and extended mid terrace townhouse finished to a standard seldom found in todays market. The "showhome" interior offers an open plan ground floor layout with glass balustrades to first floor, contemporary lounge into bay with dining area leading to luxury fitted kitchen incorporating built-in under oven and ceramic hob with matching utility and extended contemporary white bathroom suite. The finish and attention to details is first class and includes recently installed upvc double glazed windows, gas central heating system, replacement sub floors and complete replastering, recent interior fitout and extensive use of ceramic and quality carpet floor coverings make this the dream starter home with a contemporary "showhome" finish throughout - Early Viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	73	73
		EU Directive 2002/91/EC

12 Glenvale Street

, Belfast, BT13 3DD



- Stunning Mid Terrace
- Lounge Into Bay
- Upvc Double Glazed Windows
- Short Commute To The City Centre
- Completely Refurbished To "Showhome" Standards
- Luxury Fitted Kitchen With Utility Room
- Gas Central Heating
- 2 Bedrooms
- Extended Contemporary White Bathroom Suite
- Many Extras Throughout

Entrance Hall

Upvc double glazed entrance door, wood laminate floor:

Feature glass balustrades.

Lounge

12'0" x 12'7" (3.66 x 3.84)
Into bay, wood laminate floor, panelled radiator, open plan:

Kitchen

9'8" x 12'2" (2.96 x 3.71)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, fromica splash back, built-in under oven and ceramic hob,

glass splash back, wood laminate floor, understairs cloaks, panelled radiator, recessed lighting.

Extended Utility Room

5'1" x 7'10" (1.56 x 2.41)
Single drainer stainless sink unit, range of high level units, formica worktops, formica splash back, plumbed for washing machine, under fridge/freezer space, wood laminate floor.

Extended Bathroom

Free standing bath, telephone hand shower, pedestal wash hand basin, low flush wc, feature radiator, slate tiled wall, ceramic tiled floor.

First Floor

Glass balustrades.

Bedroom

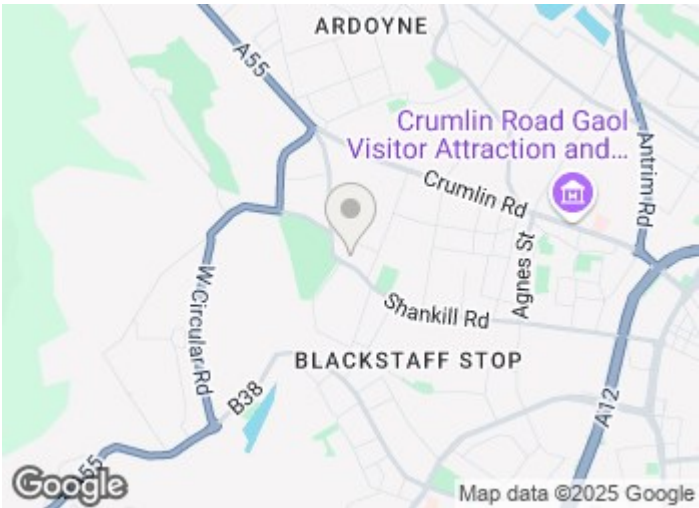
12'3" x 10'2" (3.74 x 3.12)
Panelled radiator.

Bedroom

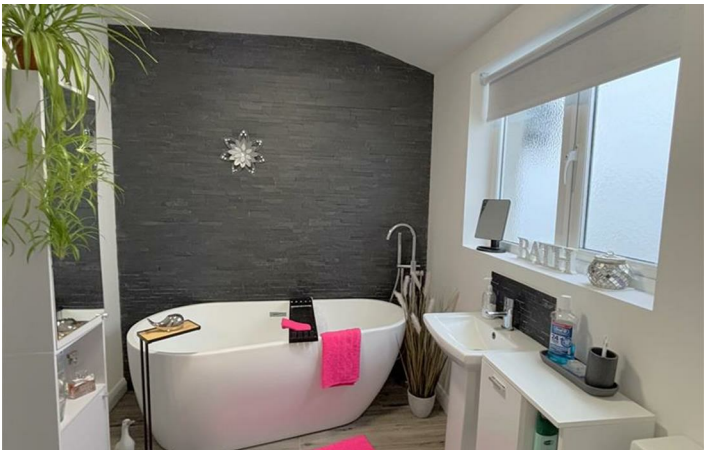
9'10" x 6'11" (3.02 x 2.13)
Panelled radiator.

Outside

Enclosed rear yard in paver and stone chipping, hard landscaped front 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

