



## 29 Bentinck Street, Belfast, BT15 1LZ

Offers Over £129,950

- Meticulously presented mid terrace property in highly popular location
- Lounge with laminate wood flooring
- Modern shower room and downstairs W/C
- Oil fired central heating
- Ideal first time buy, investment opportunity or family home
- 3 Bedrooms
- Open plan kitchen/dining room
- Double glazing in uPVC frames
- Tidy and enclosed to rear
- Located close to frequent public transport links in and out of Belfast City Centre

# 29 Bentinck Street, Belfast BT15 1LZ

Attention all buyers! We have the pleasure of marketing this meticulously presented mid terraced property, located in a highly popular and convenient area of North Belfast. The property boasts 3 bedrooms, an open plan kitchen/dining room, lounge, downstairs W/C, modern shower room, oil fired central heating and double glazing in uPVC frames. Of particular interest to many will be the close proximity to Belfast city centre. Early viewing is highly recommended!



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

Laminate wood flooring, uPVC front door, cornicing

### **LOUNGE**

13'7" x 11'5"

Laminate wood flooring, cornicing

### **KITCHEN/ DINING**

17'10" x 11'4"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, cooker point, extractor hood, plumbed for washing machine, wall tiling, ceramic tiled flooring, understairs storage

### **REAR HALLWAY**

Ceramic tiled flooring

### **DOWNSTAIRS W/C**

Vanity sink unit, PVC effect flooring, low flush W/C, PVC panelled walls, downlighters, Panelled ceiling

## **FIRST FLOOR**

### **LANDING**

Hot press with insulated copper cylinder, separate storage cupboard, access to roofspace

### **BEDROOM (1)**

11'5" x 9'11"

Built in wardrobe, laminate wood flooring

### **BEDROOM (2)**

11'6" x 10'4"

Built in wardrobe, laminate wood flooring

### **BEDROOM (3)**

8'9" x 7'4"

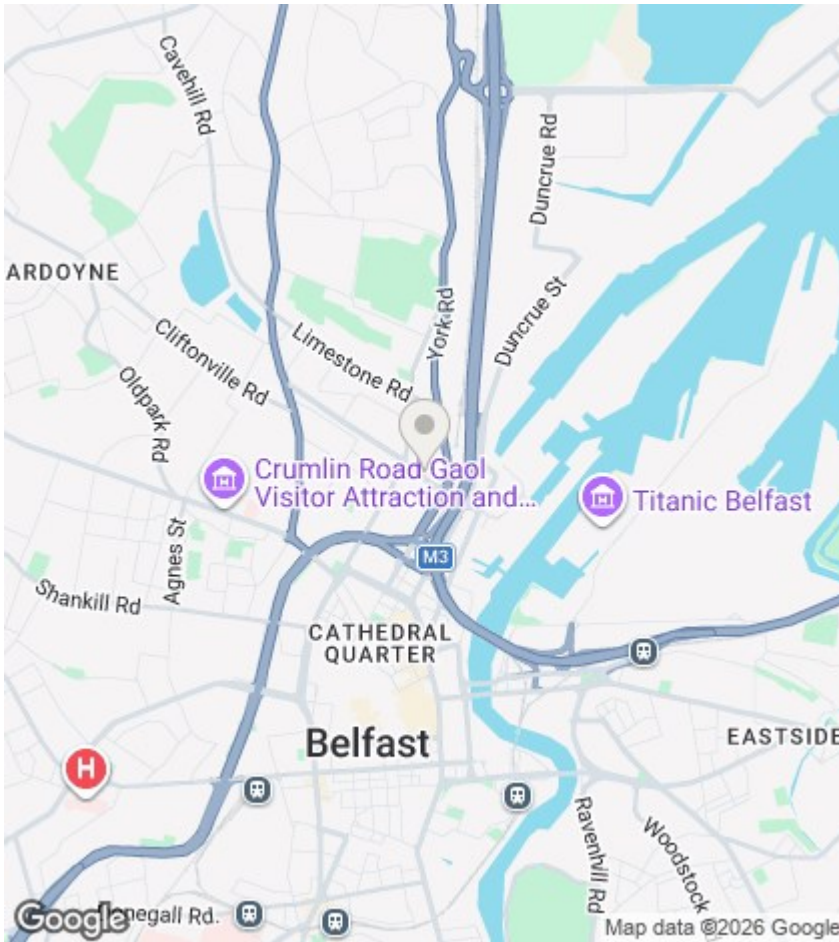
### **SHOWER ROOM**

Walk in shower, glazed shower screen, electric shower, low flush WC, floating sink unit with mixer tap, chrome heated towel rail, ceramic tiled flooring, wall tiling, downlighters, PVC ceiling

### **OUTSIDE**

Front: Communal paved area

Rear: Enclosed to rear, paved patio area, boiler house with oil fired boiler, shed, uPVC oil storage tank, outside light and tap



## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	