



## 9 Cosgrave Heights, Belfast, BT15 3HJ

Offers Over £139,950

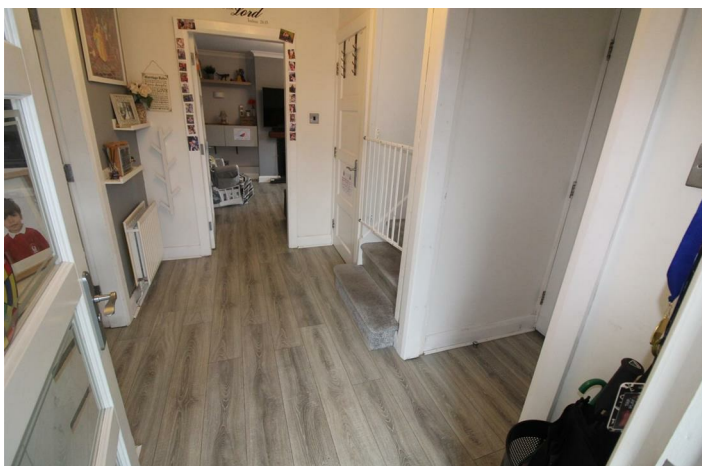
- Mid terraced property on a corner site, located in highly popular and convenient area
- Lounge with a feature wood burning stove
- Downstairs W/C
- Double glazing in uPVC frames
- Covered patio area to rear/enclosed and paved to both side and rear
- 3 Bedrooms
- Kitchen
- Modern bathroom
- Gas fired central heating
- Located close to excellent schools, shops and frequent public transport links

# 9 Cosgrave Heights, Belfast BT15 3HJ

This well-presented three-bedroom mid-terraced property is ideally located in a popular and convenient area of North Belfast, offering easy access to Belfast City Centre and local amenities. The property features a bright lounge with a charming feature wood-burning stove, a fitted kitchen and a useful downstairs W/C. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Benefitting from gas-fired central heating and double glazing throughout, this home ensures comfort and efficiency. Externally, the property offers a private rear patio area ideal for outdoor relaxation, along with a paved patio and off-road parking to the side. This attractive home will appeal to first-time buyers, families, and investors alike seeking a move-in-ready property in a sought-after location.



Council Tax Band:



## **GROUND FLOOR**

Rear: Covered paved patio area, uPVC ceiling, outside tap, outside lights

### **ENTRANCE PORCH**

### **ENTRANCE HALL**

Laminate wooden flooring, under stair storage, separate built in storage cupboard

### **DOWNSTAIRS W/C**

Low flush W/C, sink unit with mixer taps, wall tiling and flooring, chrome heated towel rail

### **LOUNGE**

12'8" x 12'3"

Laminate wooden flooring, feature wood burning stove, tiled hearth, corncicing

### **KITCHEN**

12'7" x 12'4"

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, built in stainless steel oven, in laid hob, stainless steel extractor hood, built in dishwasher, space for fridge freezer, laminate wooden flooring, downlighters

### **REAR HALLWAY**

Storage cupboard, plumbed for washing machine

## **FIRST FLOOR**

### **LANDING**

Hot press with gas boiler, separate storage cupboard, access to roofspace

### **BEDROOM 1**

12'8" x 10'3"

Laminate wooden flooring

### **BEDROOM 2**

12'8" x 10'1"

Laminate wooden flooring, built in slide robes, built in wardrobe

### **BEDROOM 3**

9'4" x 6'6"

Laminate wooden flooring

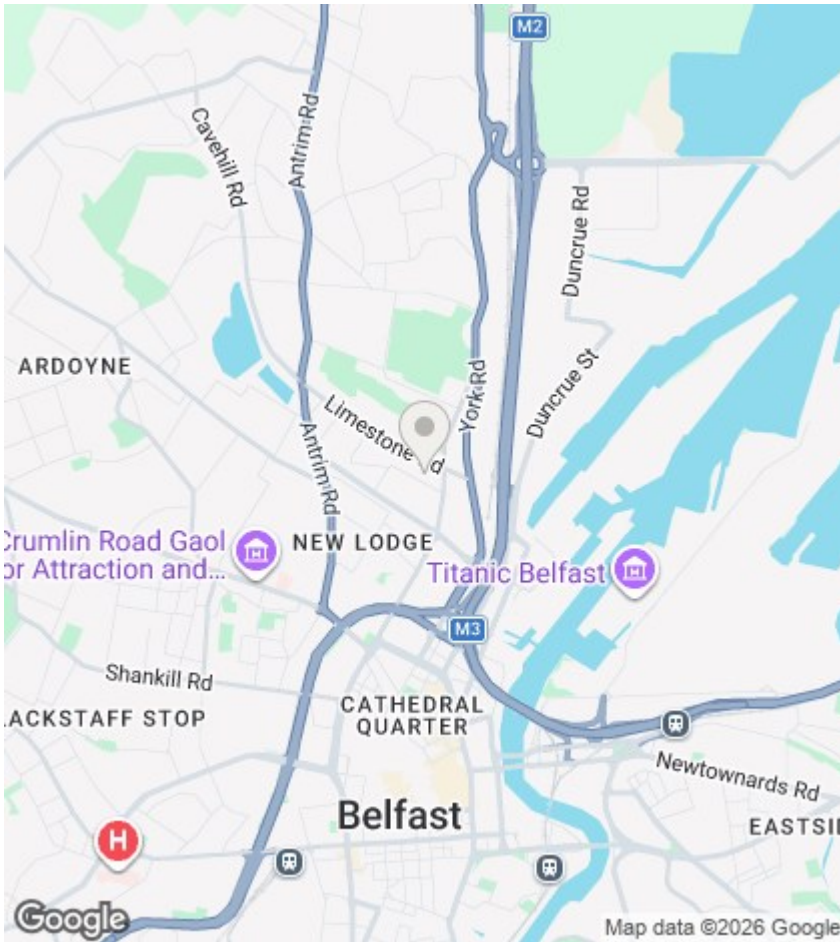
### **MODERN BATHROOM**

uPVC bath unit, rainwater effect shower head, glazed shower screen, vanity sink unit, low flush W/C, chrome heated towel rail, wall tiling and flooring

### **OUTSIDE**

Front: Storage shed, paving

Side: Enclosed paved patio area, off road parking, outside tap, hedges



## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	