

61 Templemore Street, Belfast, BT5 4SB



- Deceptively Spacious Mid-Terrace Property
- Two Well Proportioned Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen with Casual Dining Aspect
- Contemporary Bathroom Suite
- Two Private Enclosed Low Maintenance Yards to Rear
- PVC double Glazed
- Gas Fired Central Heating
- Immaculately Presented Throughout/Ideal for First Time Buyers
- Popular Convenient Location

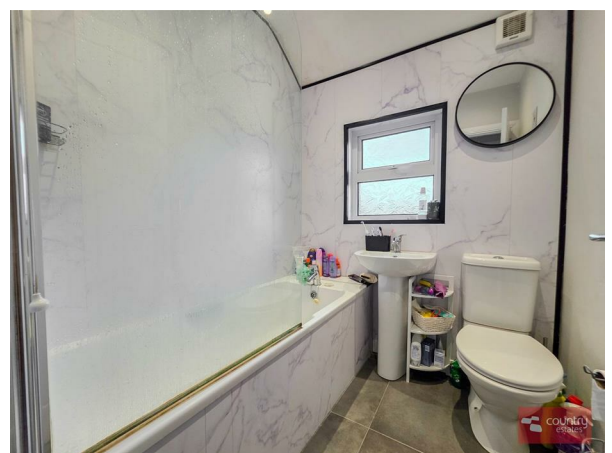
PRICE Offers Over £134,950

A beautifully presented 2 bedroom mid-terrace home in the highly sought-after Templemore Street area of East Belfast. Finished to an exceptional standard, this property offers modern, stylish living just minutes from local shops, schools, transport links and Belfast City Centre.

The accommodation briefly comprises a bright living room, leading to an open-plan kitchen/dining area fitted with a contemporary kitchen, integrated appliances and ample dining space. The first floor offers a spacious master bedroom with built-in storage, a generous second bedroom, and a contemporary bathroom suite.

Outside, the property boasts two private rear yard areas featuring raised decking, paving and artificial grass, perfect for low-maintenance outdoor living. Further benefits include PVC double glazing, gas-fired central heating. Ideally suited to first time buyers. An early viewing is highly recommended.

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BT36 5EU
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ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into entrance hall with quality laminate flooring.

LOUNGE

11'6" x 11'2" (3.53 x 3.42)

Quality laminate flooring. Understairs storage cupboard. Open into:

MODERN FITTED KITCHEN WITH DINING ASPECT

14'6" x 9'1" (4.44 x 2.79)

Equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. Integrated oven with separate four ring electric hob, overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. Space for free standing fridge freezer. Part tiled walls in metro brick style. Tiled floor. Recessed down lighting. PVC double glazed door to rear garden.

FIRST FLOOR

BEDROOM 1

11'6" x 10'2" (3.53 x 3.12)

Spacious master bedroom. Built in storage cupboard.

BEDROOM 2

9'2" x 8'6" (2.8 x 2.6)

Presently used as dressing room.

CONTEMPORARY BATHROOM SUITE

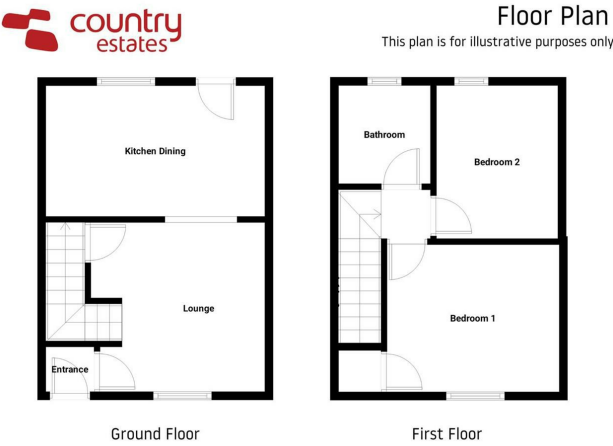
Comprising PVC Panelled bath with fixed shower screen. Thermostatically controlled shower over bath. Pedestal wash hand basin with monobloc tap and a button flush WC. Marble effect PVC Wall panelling. Tiled floor.

OUTSIDE

Communal parking area to front.

Private enclosed low maintenance yard to rear laid in faux lawn with decking area for entertaining. Door through to second enclosed paved yard.

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		
EU Directive 2002/91/EC		



IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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