



## 84 Kitchener Street, Belfast, BT12 6LF

Offers Over £229,950

- Three Bedroom Semi-Detached Family home
- Downstairs WC
- Viewing Strictly via Agent
- Lounge with Feature Fireplace
- Three Well Proportioned Double Bedrooms
- Open Plan Kitchen/Dining with an Array of Fitted Units and Integrated Appliances
- Three Piece Family Bathroom Suite

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	

# 84 Kitchener Street, Belfast BT12 6LF

Hannath Estate Agents are delighted to welcome this three bedroom semi-detached family home. Stepping inside, you're immediately greeted to a lounge including a feature fireplace. The superb open-plan kitchen and dining area boasts an array of high & low fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a well-appointed WC. Ascending to the first floor, there are three well-proportioned double bedrooms & a three-piece fully tiled family bathroom suite beautifully completes the first-floor accommodation.



### Lounge

16'7" x 12'1"

This welcoming lounge offers a spacious and comfortable setting with soft carpeting and neutral walls. A central fireplace provides a charming focal point, complemented by large windows that allow natural light to fill the room. The space easily accommodates multiple seating arrangements, making it ideal for relaxing or entertaining.

### Kitchen/Dining

8'9" x 15'10"

The kitchen/dining area is bright and practical, featuring cream-coloured cabinetry paired with light-coloured tiled flooring. The kitchen is well equipped with modern appliances and has ample counter space, while the dining area is conveniently positioned by glass sliding doors that open onto the garden, creating a lovely indoor-outdoor flow.

### WC

5'0" x 3'4"

This practical WC on the ground floor is finished with tiled flooring and includes a modern white toilet and a small hand basin. It benefits from a simple, clean design with a radiator and neutral decor.

### Landing

10'8" x 7'1"

The landing upstairs is carpeted and painted in soft neutral tones, with a white banister and access to all first-floor rooms. The space feels light and airy with a ceiling light fitting and a door to the staircase below.

### Master Bedroom

13'0" x 8'1"

The master bedroom is a comfortable double room with a large window allowing natural light to fill the space. It features a soft carpet underfoot, neutral walls, and is furnished with bedside tables and a wardrobe, providing good storage and a cosy ambience.

### Bedroom Two

12'3" x 8'4"

Bedroom Two is a well-proportioned double room with neutral decor and carpet. It is furnished with bedside tables and enjoys a window that lets in natural light, creating a comfortable and restful atmosphere.

### Bedroom Three

6'5" x 7'1"

Bedroom Three is a smaller room, suitable for use as a bedroom or study. It has neutral carpeting and walls with a window providing natural light and a peaceful outlook, making it a versatile space.

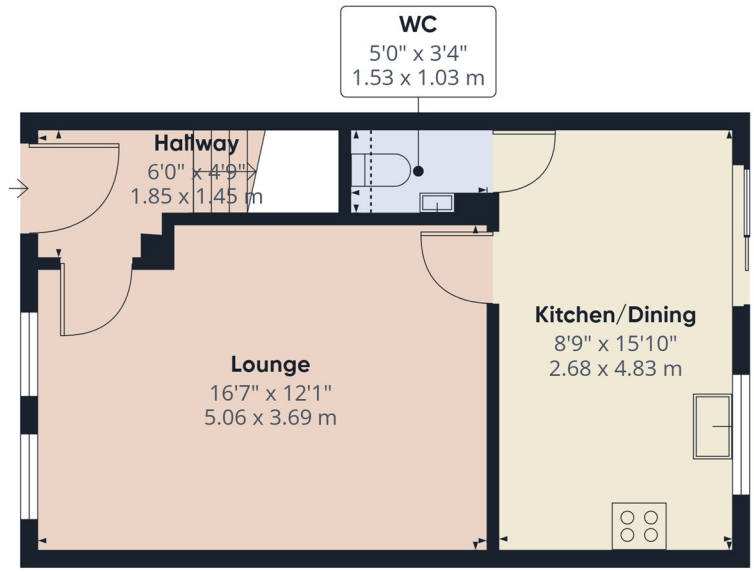
### Bathroom

6'8" x 7'2"

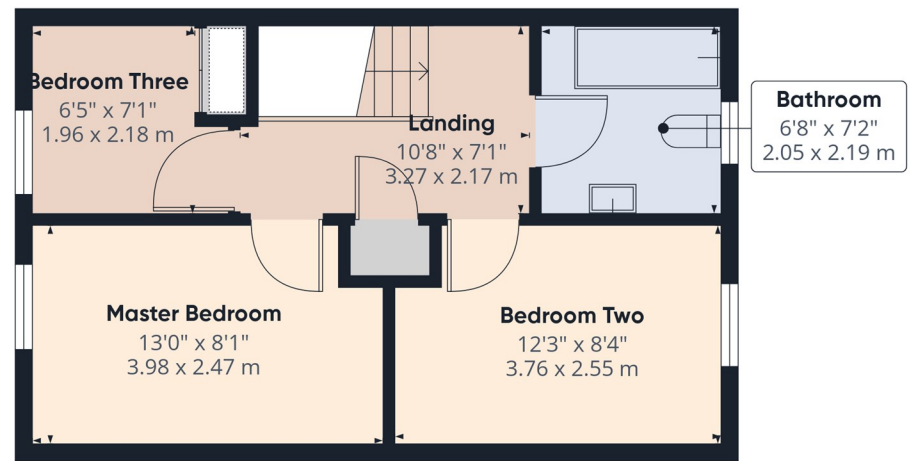
The bathroom features a modern white suite with a bath and shower above, complemented by grey tiled walls and white tiled flooring. A window brings in natural light, enhancing the bright and fresh feel of the room.

### Rear Garden

The rear garden is a neatly maintained, fully enclosed space with a lush green lawn. A timber shed provides useful storage, while a paved area outside the kitchen doors offers an ideal spot for outdoor seating or dining.



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

761 ft<sup>2</sup>  
70.8 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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