



91 Delhi Street
Belfast, BT7 3AL

Offers Around
£235,000



- * OPEN VIEWING - Thursday 13th June 2019 between 5pm - 6pm **
- Newly Reburished to an Impeccable Standard
- New 2-Storey Extension
- 4 Bedrooms - Master with Newly Created En-Suite Shower Room
- 2 Separate, Generous Reception Rooms
- Stunning High Specification Fitted Kitchen
- Impressive Contemporary Bathroom Suite
- Newly Installed Gas Central Heating & Double Glazing
- Re-Wired, Re-Plastered, New Roof, Insulated

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	75
(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	



Description

Refurbished to an impeccable standard, this stunning townhouse is located in the extremely desirable tree-lined "Delhi Street". Minutes from both the Ormeau Road and Stranmillis in South Belfast, this property offers convenience to a wide range of superb cafes, bistros, parks, schools and leisure facilities along with a main bus route to Belfast City Centre.

91 Delhi Street has undergone a truly impressive refurbishment project with the property being stripped back to brick, walls insulated and re-plastered, Re-wired, New roof, New insulated concrete floors to ground floor, Gas combi central heating installed, new Intruder alarm, New PVC windows & back door, New fitted kitchen, New bathroom, the creation of a master bedroom with En-Suite shower room, new flooring and redecoration throughout.

The accommodation comprises, 2 separate reception rooms, high spec fitted kitchen, 4 bedrooms, the master with new En-Suite and an impressive contemporary bathroom suite. Outside to the front is an enclosed forecourt and to the rear an enclosed rear yard.

Ground Floor

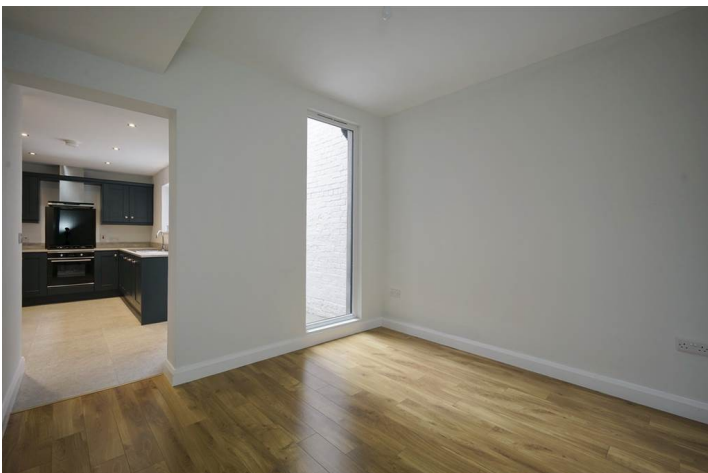
ENTRANCE HALL:

Tiled Floor, Radiator, Ceiling Coving, Hard Wired Smoke Detector

LIVING ROOM:

3.9m x 3.3m (12' 10" x 10' 10")

(into Bay), Double Glazed PVC Bay Window to Front, Laminate Wooden Floor, Radiator, Ceiling Coving, Hard Wired Smoke Detector, Cupboard housing Electric Meter



DINING ROOM:

3.4m x 3.2m (11' 2" x 10' 6")

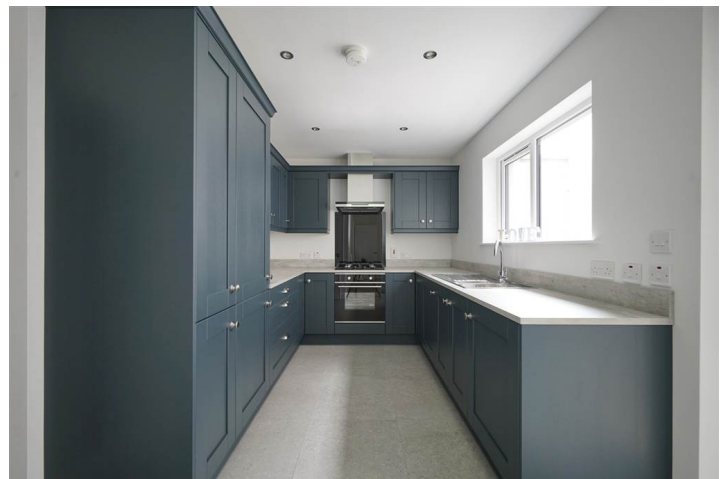
Engineered Laminate Wooden Floor, Double Glazed PVC Window to Rear, Radiator, Hard Wired Smoke Detector, Storage Cupboard Under Stairs



KITCHEN:

4.8m x 2.5m (15' 9" x 8' 2")

Double Glazed PVC Window and Door to Rear Yard, Hard Wired Smoke Detector, Radiator, Large Storage Cupboard Under Stairs, Recessed Spot Lighting, Tiled Floor, Newly Fitted Kitchen, Range of High and Low Level Units, Integrated Fridge Freezer, Integrated Electric Oven, 4-Ring Gas Hob, Extractor Fan, Integrated Washing Machine, Single Drainer, 1 1/2 Bowl Sink Unit with Mixer Taps



SEPARATE WC:

Close Coupled WC, Modern White Wash Hand Basin with Vanity Unit under, Tiled Floor, Radiator

First Floor

LANDING:

Double Glazed Window to Side, Radiator, Wall Mounted Gas Boiler, Recessed Spot Lighting, Hard Wired Smoke Detector

BEDROOM (1):

3.5m x 3.2m (11' 6" x 10' 6")

2x Double Glazed PVC Windows to Front, Radiator, Television Point, Ensuite

ENSUITE SHOWER ROOM:

2.5m x 0.8m (8' 2" x 2' 8")

Tiled Floor, Thermostatic Shower, Tiled Walls, Wash Hand Basin with Vanity Unit under, Monoblock Mixer Taps, Close Coupled WC, Radiator, Recessed Spotlights, Extractor





BEDROOM (2):

3.2m x 2.5m (10' 6" x 8' 2")

Double Glazed PVC Window to Side,
Radiator

Second Floor

LANDING:

Double Glazed PVC Window to Rear,
Radiator, Hard Wired Smoke Detector

BEDROOM (3):

4.4m x 3.3m (14' 5" x 10' 10")

Double Glazed PVC Window to Front,
Radiator, Access to Roof



BEDROOM (4):

3.1m x 2.4m (10' 2" x 7' 10")

Double Glazed Velux Window to Rear,
Radiator

Outside

Walled and Gated Forecourt, Enclosed
Rear Yard



Additional Images





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