



60 Carmel Street
Belfast
BT7 1QE

Asking Price
£115,000

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Recently Refurbished Mid Terrace
- Superb Location In The Heart Of The University Area
- Queens University, Stranmillis And Botanic Within Walking Distance
- Bright And Spacious Through Lounge
- Modern Fully Fitted Kitchen
- Three Bedrooms
- First Floor Bathroom In White Suite
- Enclosed Rear Yard
- Gas Fired Central Heating
- Double Glazed
- Fire Doors & Mains Powered Smoke Alarms
- Excellent Investment Or Owner Occupier Purchase



SUMMARY

Recently refurbished and very well presented mid terrace positioned in the heart of the University Area in South Belfast. The property benefits from an excellent location with Queens University, Botanic and Stranmillis within easy walking distance.

The property has been finished to an excellent standard and comprises of a bright and spacious through lounge and a fitted kitchen on the ground floor. To the first floor are two bedrooms and a well appointed bathroom in white suite. Bedroom three is to the second floor.

The property further benefits from gas heating and double glazing.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Laminate wooden floor

LIVING ROOM: 20' 5" x 8' 6" (6.22m x 2.59m) Laminate wooden floor. spot lighting, under stair storage

KITCHEN: 12' 5" x 5' 6" (3.78m x 1.68m) Excellent range of high and low level units with chrome handles, stainless steel sink unit, integrated oven and hob with chrome extractor fan over, space for fridge freezer, tiled floor, partly tiled walls, spot lighting

First Floor

LANDING:

BATHROOM: White suite comprising of a panel bath, pedestal wash hand basin, low flush w.c, tiled floor, partly tiled walls, spot lighting

BEDROOM (1): 12' 3" x 9' 8" (3.73m x 2.95m) Laminate wooden floor

BEDROOM (2): 10' 3" x 6' 3" (3.12m x 1.91m) Built in storage, laminate wooden floor

Second Floor

BEDROOM (3): 15' 4" x 11' 8" (4.67m x 3.56m)

Outside

Front forecourt garden. Enclosed rear yard.

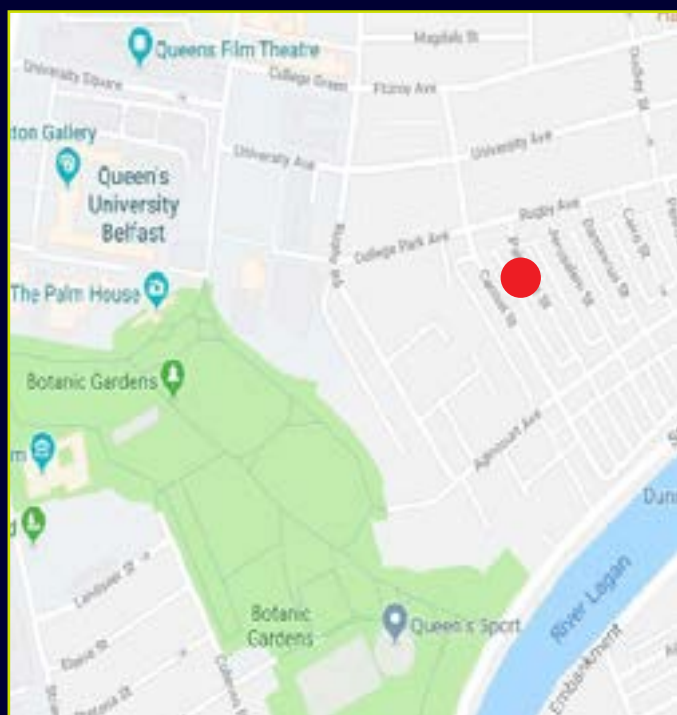




FLOOR PLANS (NOT TO SCALE)

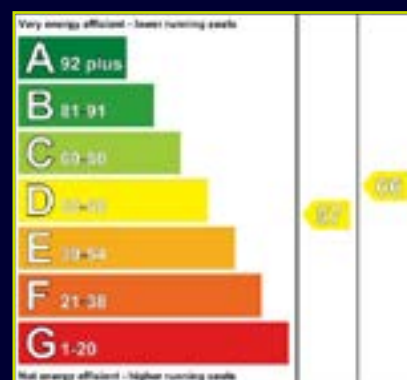


LOCATION MAP



LOCATION: Travelling down College Park Avenue from Rugby Road, Carmel Street is on the right hand side

EPC



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