

## 34 Jamaica Road , Belfast, BT14 7QW

**Offers In The Region Of  
£129,950**

Stunning Extensively Refurbished And Beautifully Presented End Of Terrace Set Within This Most Popular Location.

A uniquely individual end of terrace modernised to the highest possible standard by the present owners creating a stunning family home. The modern contemporary interior comprises 3 bedrooms, 1 reception room, lounge with bow window, stunning integrated kitchen incorporating built-in oven and ceramic hob, fridge freezer, and deluxe white family bathroom suite. The dwelling further offers upvc double glazed windows, downstairs furnished cloakroom, oil fired central heating, pvc fascia and eaves and replacement rainwater goods, extensive use of wood laminate and ceramic floor coverings. Hard landscaped gardens with south facing rear garden with feature decking with a corner site combines with stunning internal accommodation to make this the perfect family home. Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 34 Jamaica Road

, Belfast, BT14 7QW



- Stunning End Of Terrace With Corner Site
- Dining Off Kitchen
- Pvc Facia And Eves
- Highest Presentation
- 3 Bedrooms Lounge Bow Window
- Upvc Double Glazed Windows
- Modern White Bathroom Suite
- Luxury Fitted Kitchen
- Oil Fired Central Heating
- Furnished Cloakroom

## Entrance Hall

UPvc double glazed entrance door, wood laminate floor.

## Lounge

11'3" x 10'5" (3.43 x 3.18)

Bow window, wood laminate floor, double panelled radiator. wall light points

## Double Doors

## Kitchen

19'3" x 9'8" (5.89 x 2.97)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, canopy extractor fan, integrated fridge/freezer, plumbed for washing machine, partly tiled walls, ceramic tiled floor. recessed lighting

Dining Area, panelled radiator.

## Lobby

Ceramic tiled floor, panelled radiator Upvc double glazed rear door. Recessed lighting

## Furnished Cloakroom

Modern white suite comprising Vanity unit, low flush wc, fully tiled walls, wood laminate floor

## First Floor

Landing, Storage, hot press.

## Bedroom

9'3" x 6'11" (2.84 x 2.11)

Panelled radiator, wood laminate floor.

## Bedroom

16'2" x 8'11" (4.93 x 2.74)

Panelled radiator, wood laminate floor.

## Bedroom

14'6" x 9'3" (4.42 x 2.82)

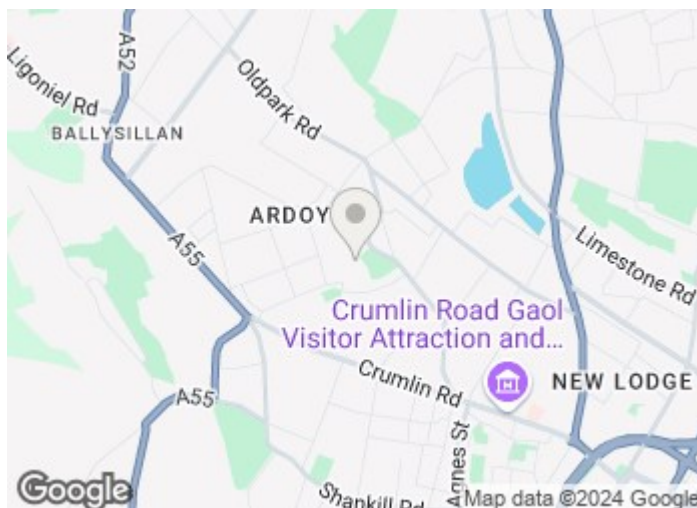
Panelled radiator, wood laminate floor.

## Bathroom

Contemporary white suite comprising panelled bath, telephone hand shower, electric shower unit, vanity unit, low flush wc, pvc panelled walls and ceiling, recessed lighting, chrome radiator.

## Outside

Hard landscaped front, side and rear gardens, south facing rear paved patio garden, feature decked areas, oil boiler oil tank, outside tap.



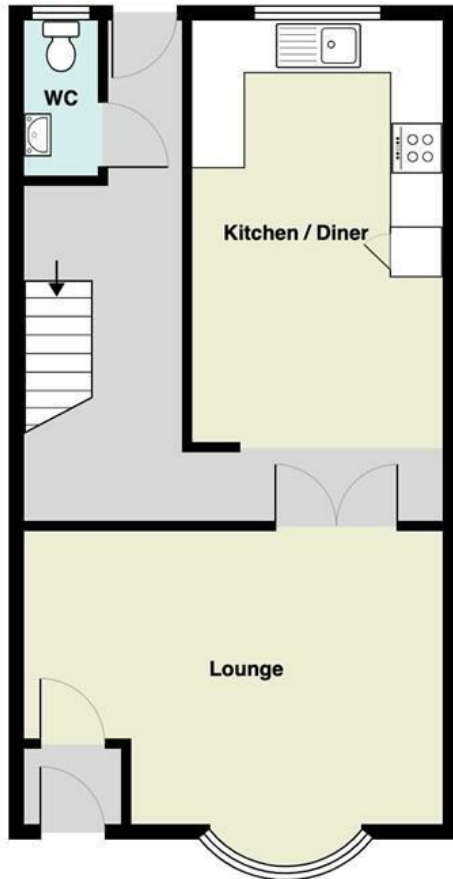
## Directions



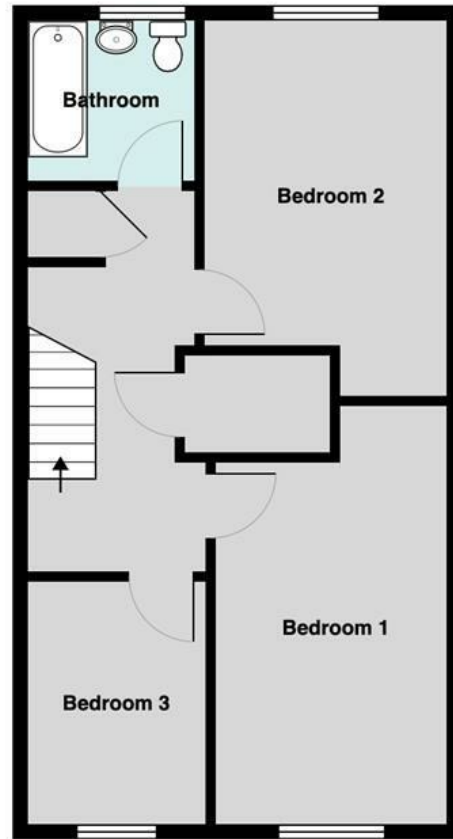
# Floor Plan



34 Jamaica Road, BELFAST, BT14 7QW



Ground Floor

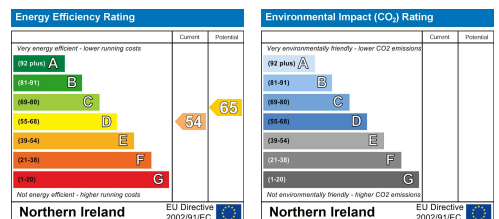


First Floor

Total Area: 92.2 m<sup>2</sup> ... 992 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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