



## 22 Parkmount Terrace , Belfast, BT15 4GQ

**Offers In The Region Of  
£145,000**

A UNIQUE HOME ONE OF ONLY TWO HOLDING A CHARMING SELECTED POSITION WHICH HAS BEEN COMPREHENSIVELY REFURBISHED THROUGHOUT.

This is a home that will impress all those who view. The present owners have carried a complete refurbishment of the interior and exterior of this spacious town house. The richly appointed accommodation comprises 3 bedrooms, superb lounge with bow window, luxury integrated kitchen incorporating built-in oven and ceramic hob, integrated fridge freezer, integrated dishwasher, integrated washing machine and modern white bathroom suite. The dwelling further offers Upvc double glazed windows and exterior doors, gas central heating and extensive use of ceramic and wood laminate floor coverings. Outside the hard landscaped gardens front and terraced rear with patio areas and off street carparking and the finishing touches to the wonderful home.

Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 22 Parkmount Terrace

, Belfast, BT15 4GQ



- Stunning Town House
- Modern White Bathroom
- Dining Off Kitchen
- Off Street Carparking
- 3 Bedrooms Spacious Lounge
- Upvc Double Glazed Windows
- Completely Refurbished
- Luxury Integrated Kitchen
- Gas Central Heating
- Hard Landscaped Gardens

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator.

## Lounge with Bow Window

13'8" x 12'11" (4.19 x 3.96)  
Ceramic tiled floor, panelled radiator, recessed lighting.

## Kitchen

16'4" x 8'10" (5.00 x 2.7)  
Bowl and a half single drainer stainless steel sink unit. Extensive range of high and low level units, formica worktop. Built-in under oven and ceramic hob, ceramic canopy extractor fan, integrated dishwasher, integrated washing machine, integrated fridge freezer.

ceramic tiled floor, recessed lighting.

## Dining Area

### Rear lobby

Upvc double glazed rear door, ceramic tiled floor, under stair storage with tumble dryer space.

### First Floor

Landing, airing cupboard recessed lighting.

## Bathroom

Modern white suite comprising panelled bath, telephone hand shower, shower screen, thermostat controlled shower unit, drench shower, vanity unit, low flush Wc, Pvc panelled walls, por tiled floor, chrome radiator, recessed lighting.

## Bedroom

9'1" x 8'6" (2.77 x 2.61)  
Built in robes, wood laminate floor, panelled radiator

## Bedroom

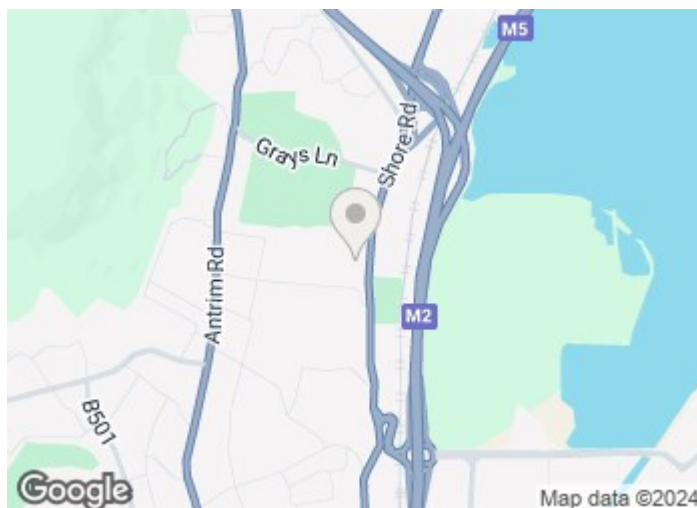
12'10" x 10'4" (3.92 x 3.16)  
Wood laminate floor, panelled radiator.

## Bedroom

10'7" x 8'11" (3.25 x 2.73)  
Wood laminate floor, panelled radiator.

## Outside

Hard landscaped gardens front and terraced rear in extensive patio areas. Extensive rear heavily screed with off street carparking and garden shed. Outside light and tap.



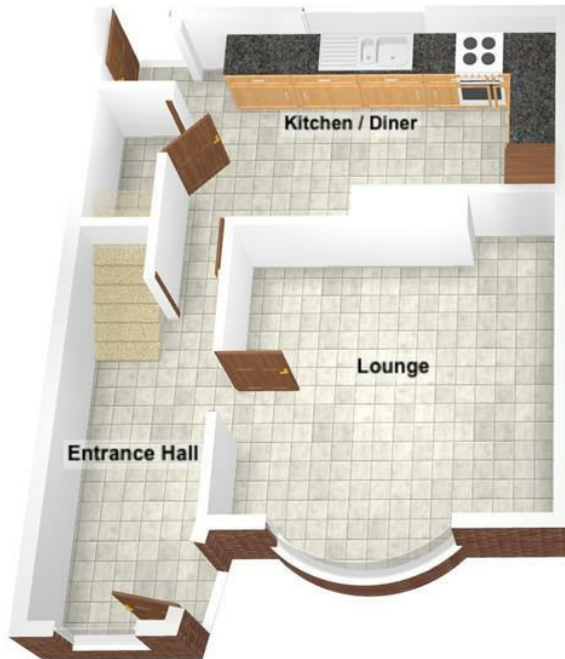
## Directions





# Floor Plan

22 Parkmount Terrace, BELFAST, BT15 4GQ



Ground Floor

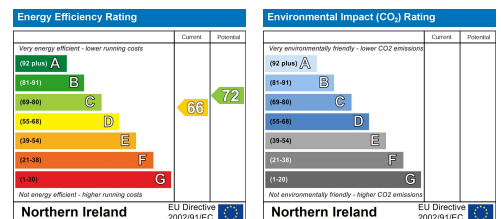


First Floor

Total Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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