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9 Pakenham Street

Belfast
BT7 1AB

Offers In Region Of £135,000

9 PAKENHAM STREET, BT7 1AB

- Ground Floor Apartment With Own Entrance
- Convenient City Centre Location
- Two Double Bedrooms
- Lounge With Dining Area
- Kitchen With Range Of Fitted Units
- Bathroom With Matching Suite
- Gas Fired Central Heating / Part Double Glazed Windows
- Enclosed Low Maintenance Patio Garden To Rear

This superbly located ground floor apartment offers the unique bonus of an enclosed private patio garden to the rear.

The accommodation comprises of an open plan lounge with dining area, kitchen with range of fitted high and low level units, two bedrooms and bathroom with matching suite. In addition, the property benefits from gas fired central heating.

Situated just off the popular Dublin Road the location offers convenient day to day amenities such as Tesco and a large chemist, not to mention popular nightlife venues. More comprehensive facilities can be found within a short walk to the City centre.

Queens University is approximately 10 minutes' walk as is Belfast City Hospital. For those travelling out of the City by car, this apartment is close to the main commuter routes to the rest of the province.

The benefits of the property will only fully be appreciated on internal inspection and we would recommend doing so at your earliest convenience.

PROPERTY COMPRISES

uPVC mahogany effect entrance door with stained and leaded glass panel and top light, leading to reception hall.

RECEPTION HALL Laminate wood stripped flooring.

LOUNGE/DINING ROOM 15' 10" x 11' 10" (4.83m x 3.61m)

KITCHEN 9' 0" x 8' 0" (2.74m x 2.44m) Range of fitted high and low level units, wood effect work surfaces, tiled splash back, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, extractor fan.

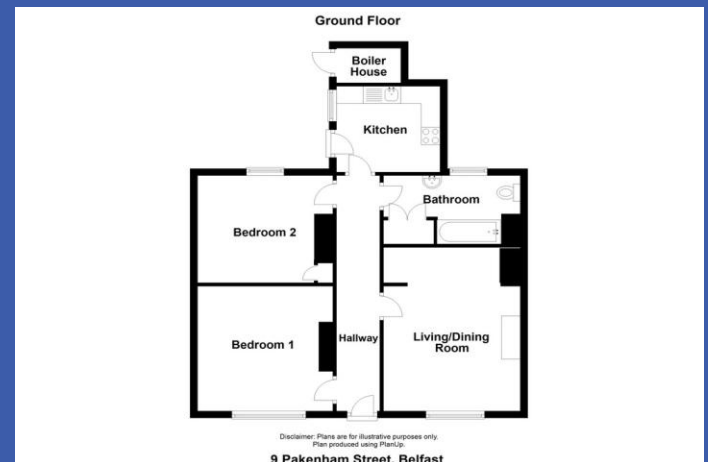


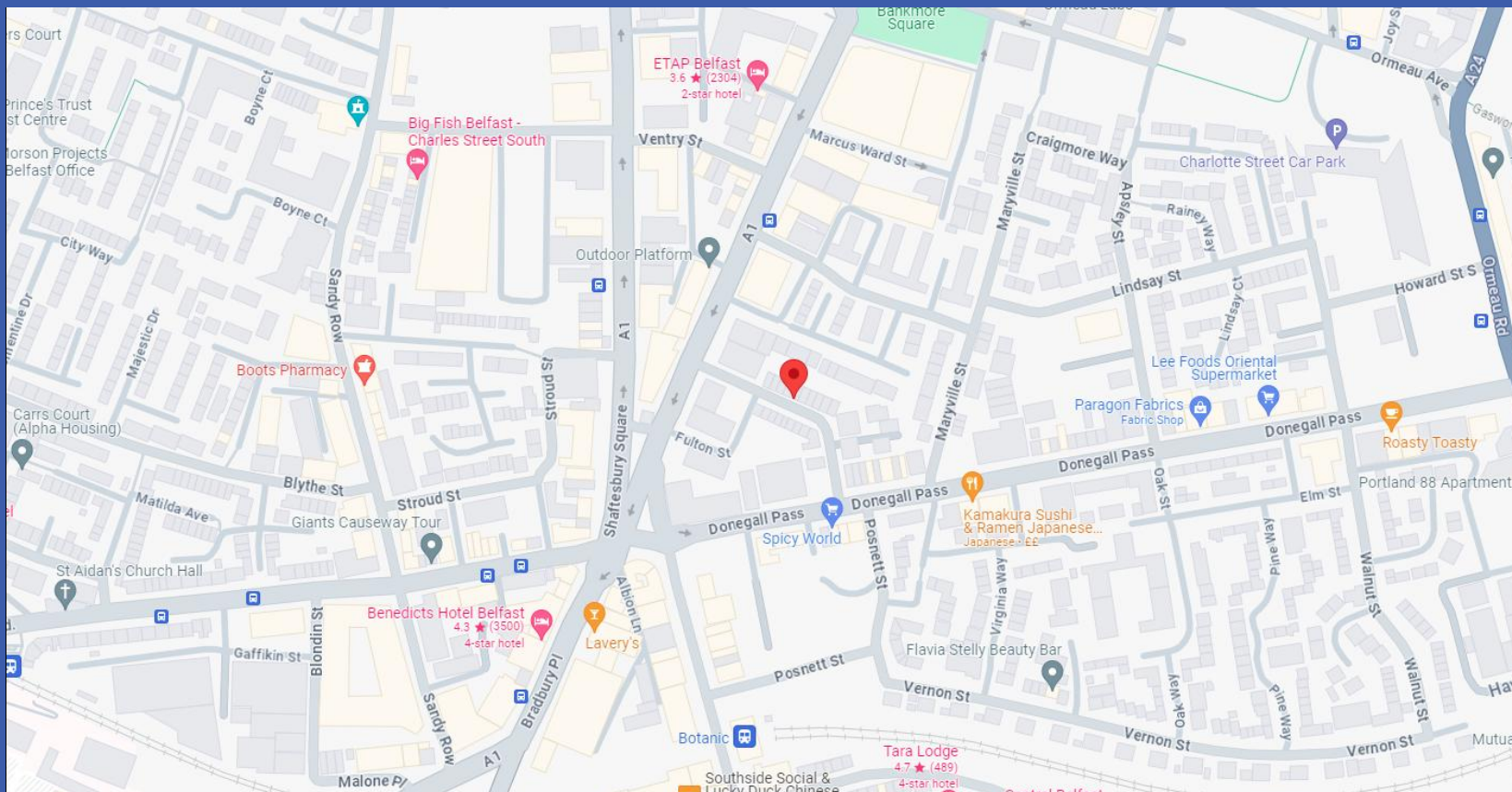
BEDROOM 11' 10" x 11' 9" (3.61m x 3.58m) (@ widest points)

BEDROOM 10' 2" x 8' 8" (3.1m x 2.64m) (@ widest points)

BATHROOM Suite comprising of a panelled bath with shower, pedestal wash hand basin, low flush WC, part tiled walls, tiled floor, airing cupboard with shelving.

OUTSIDE Enclosed rear yard with external storage cupboard, boiler house with storage and gas fired boiler, outside tap and light.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		



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