



## 29 St. Aubyn Street Shore Road, Belfast, BT15 3QF

**£850**

A Double Extended Period Town Terrace Holding A Most Convenient Position Close To The Hustle & Bustle Of The Shore Road

A superb opportunity to purchase a double extended and modernised period town terrace situated within this most convenient location. The spacious modern interior comprises 4 bedrooms, through lounge into bay, extended fitted kitchen and extended classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, replacement interior doors, wood laminate floor coverings and has been maintained to an excellent standard over the years

A most convenient location with open aspect to front combines with low outgoings to make this the perfect starter home or investment opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)	60	73
F	(11-20)		
G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

# 29 St. Aubyn Street

Shore Road, Belfast, BT15 3QF



- Double Extended Period Town House
- 4 Bedrooms
- Lounge
- Extended Fitted Kitchen
- Extended White Bathroom Suite
- uPvc Double Glazed Windows
- Gas Central Heating
- Open Aspect To Front
- Highest Presentation

## Entrance Hall

## Lounge

10'5" x 23'5" (3.19 x 7.14)

## Extended Kitchen

13'1" x 6'6" (4.01 x 2.00)

## First Floor

## Extended Bathroom

## Bedroom

10'0" x 8'5" (3.07 x 2.59)

## Bedroom

12'7" x 10'0" (3.84 x 3.05)

## Second Floor

## Bedroom

11'6" x 10'2" (3.53 x 3.10)

## Outside

## Outside



## Directions



# Floor Plan

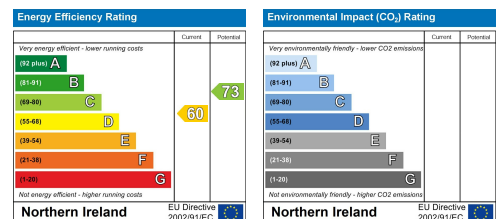
29, St. Aubyn Street, BELFAST, BT15 3QF



Total Area: 89.2 m<sup>2</sup> ... 960 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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