



9 Schomberg Drive, Belfast, BT12 5JE

Price Guide £130,000

This end-terrace property is conveniently located just off Sandy Row in South Belfast, within easy walking distance to Belfast City Centre, transport links and many shops. The property will appeal to the first time buyer looking to get onto the property market or Investor. The property comprises open plan Kitchen/Dining area, comfortable living room, two good size bedrooms, white bathroom suite, separate W.C and downstairs. Outside benefits with a large enclosed paved patio to rear. Gas fired central heating and double glazed windows are both installed. Early viewing is recommended.

- End-Terrace Property
- One Reception
- Utility Room With Separate W.C
- Gas Fired Central Heating / PVC Double Glazed Windows
- Two Good Size Bedrooms
- Modern Kitchen With Open Plan Dining Area
- First Floor Bathroom Suite With Separate W.C
- Ideal First Time Buy/Investment

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

KITCHEN / DINING AREA 16'8" x 10'9" (5.1 x 3.3)



Shaker style kitchen with a range of high and low level units, integrated dishwasher, built in 4 ring electric hob / oven, extractor fan, stainless steel sink unit with mixer taps and laminate floor.

LIVING ROOM 11'1" x 10'9" (3.4 x 3.3)



Laminate flooring.

UTILITY ROOM 6'10" x 4'7" (2.1 x 1.4)



Laminate flooring. Plumbed for washing machine

SEPARATE W.C

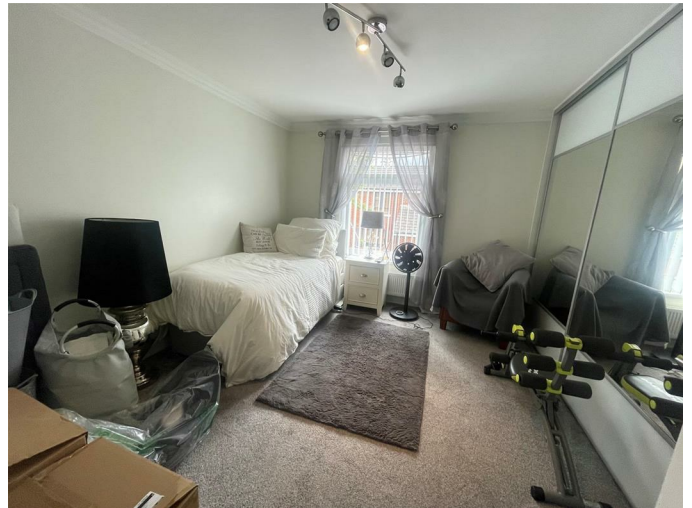
Comprising low flush WC, part tiled walls and laminate floor.

ON THE FIRST FLOOR

LANDING

Built in storage.

BEDROOM ONE 12'1" x 11'5" (3.7 x 3.5)



Built in robes.

BEDROOM TWO 11'5" x 10'9" (3.5 x 3.3)



OUTSIDE

Front yard and enclosed rear yard.

BATHROOM 5'10" x 5'6" (1.8 x 1.7)



White suite comprising electric shower, wash hand basin with vanity unit, heated towel rail, fully pvc clad walls and laminate flooring.

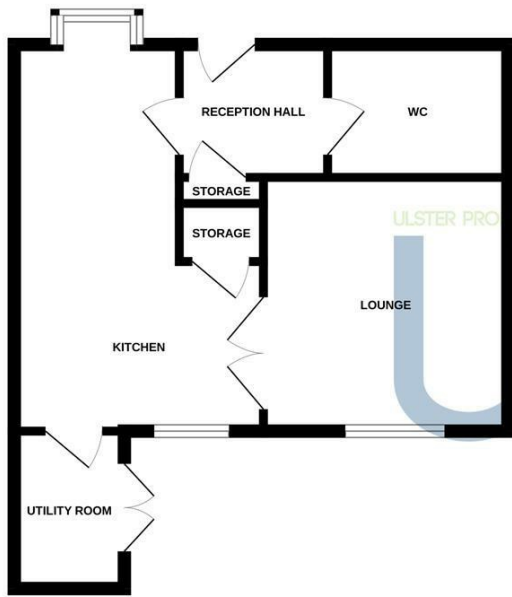
SEPARATE W.C 4'7" x 2'11" (1.4 x 0.9)



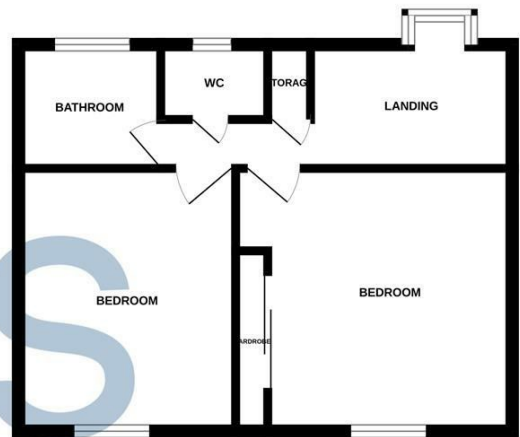
Comprising low flush WC, heated towel rail, fully pvc clad walls and laminate floor.

Floor Plan

GROUND FLOOR

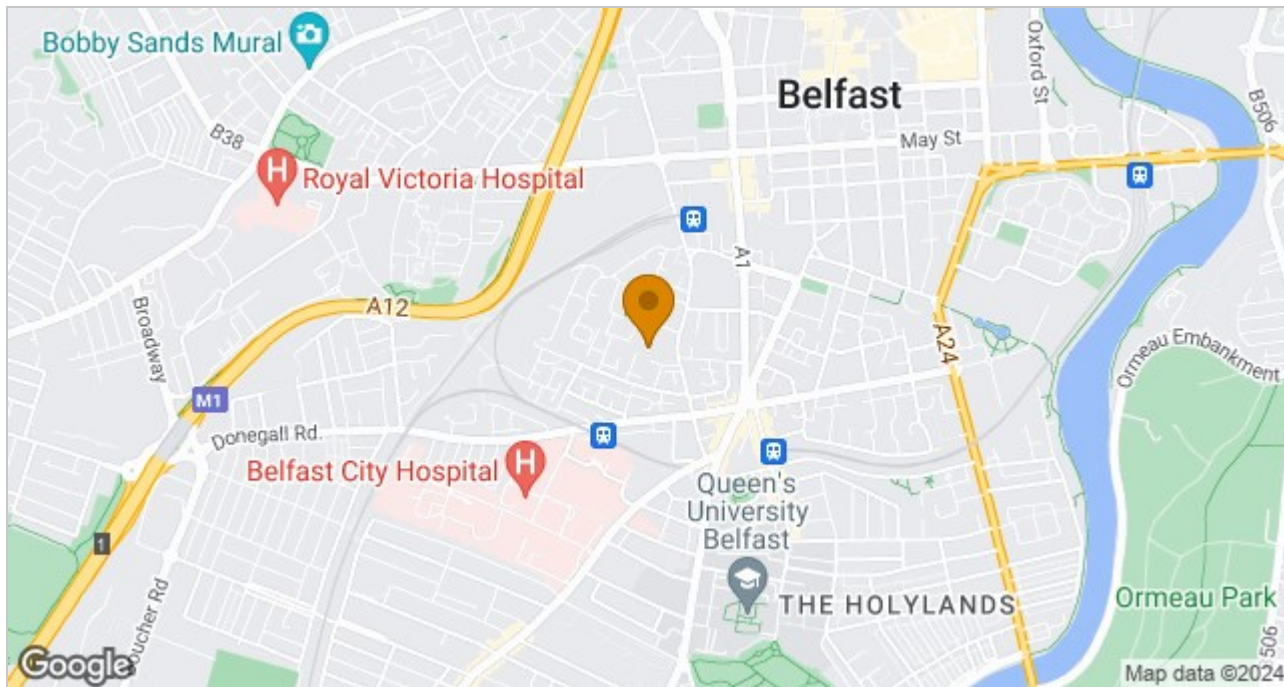


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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