

## 1 St James Street , Belfast, BT14 6BD

**Offers In The Region Of  
£149,950**

Substantial Town Terrace In The Most Convenient Location - Minutes from the City!

An attractive town terrace situated within this most popular residential location close to the City and Belfast's New University. The accommodation comprises 4 bedrooms, spacious through lounge into bay, fitted kitchen and classic white bathroom suite complete with separate shower cubical. The dwelling further offers partial uPvc double glazed windows and oil fired central heating. Conveniently positioned to the City, the Mater Hospital and the New Ulster University this is an opportunity not to be missed.

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		52	66
EU Directive 2002/91/EC			

# 1 St James Street

, Belfast, BT14 6BD



- Substantial Town Terrace
- White Bathroom Suite
- Minutes Walk From The City
- 4 Bedrooms/Through Lounge Into Bay
- Partially uPvc Double Glazed Windows
- Close To Belfast's New University
- Spacious Fitted Kitchen
- Oil Fired Central Heating

## Enclosed Entrance Porch

UPvc double glazed entrance door, forecourt.

## Entrance Hall

Glazed vestibule door, double panelled radiator.

## Through Lounge into Bay

10'10" x 26'4" (3.30 x 8.03)  
Double panelled radiator, wood laminate floor.

## Dining Area

Under stairs storage.

## Kitchen

6'10" x 13'7" (2.09 x 4.15)  
Bowl and a half single drainer stainless steel sink unit, range of high and low level units, formica worktop, hob, fridge/freezer space, plumbed for dishwasher, plumbed for washing

machine, tall larder, fully tiled walls, double panelled radiator, ceramic tiled floor, pvc ceiling.

## First Floor

Landing.

## Bathroom

White suite comprising corner bath, telephone hand shower, shower cubicle, thermostatically controlled shower unit, telephone hand shower, pedestal wash hand basin, low flush wc, panelled radiator, pvc panelled walls and ceiling.

## Bedroom

11'9" x 8'10" (3.57 x 2.68)  
Concealed gas boiler, panelled radiator, wood laminate floor.

## Bedroom

15'4" x 11'3" (4.68 x 3.42)  
Panelled radiator, wood laminate floor.

## Second Floor

### Bedroom

8'6" x 11'8" (2.60 x 3.56)  
Panelled radiator, wood laminate floor  
Velux roof light.

### Bedroom

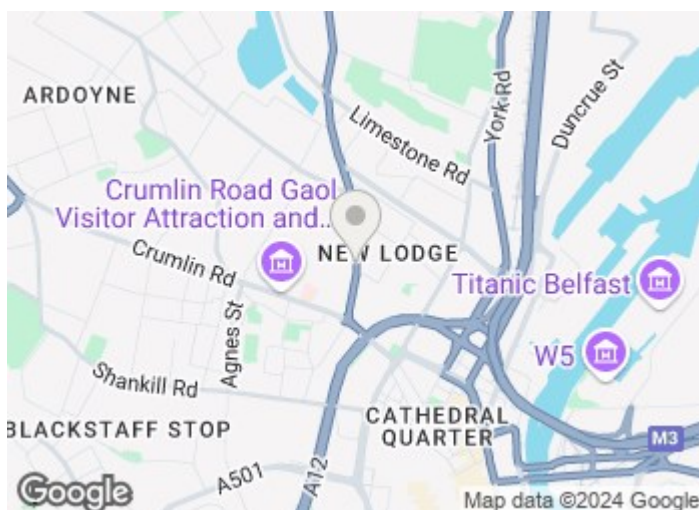
11'7" x 15'3" (3.52 x 4.65)  
Double panelled radiator, wood laminate floor, Velux roof light.

## Outside

Forecourt, enclosed rear yard, outside tap, oil boiler

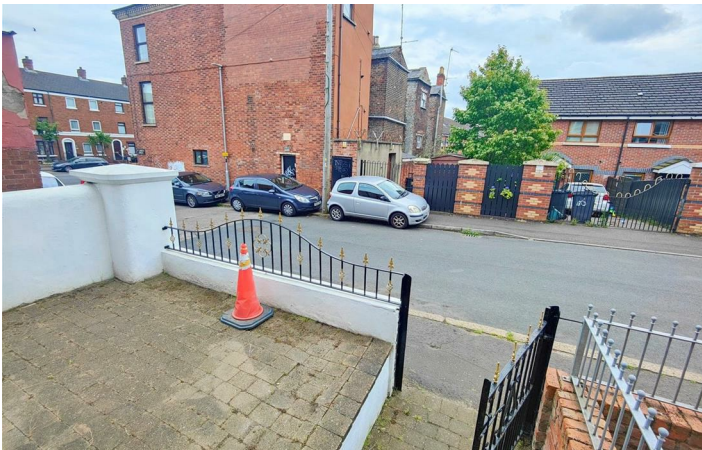
## N.B.

Property is leasehold with a lease of 10,000 years from March 1954.  
There is an annual ground rent of £5.



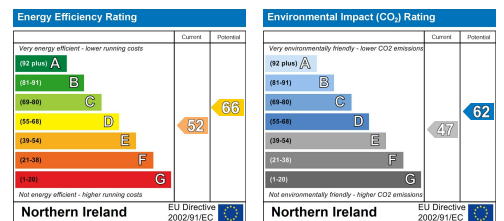
## Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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