



775 Shore Road , Belfast, BT15 4HQ

Offers Around £115,000

Fabulous Opportunity To Purchase An Immaculate Newly Refurbished Modern Built Townhouse Just A Short Commute From The City Centre

This modern constructed home has been modernised and immaculately presented to "Show Home" standards creating a home which will have immediate appeal. The interior comprises 2 bedrooms, lounge with new carpets, recently fitted luxury kitchen with dining and breakfast bar and recently installed contemporary white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows and exterior doors, pvc fascia, eaves, new internal doors and extensive use of new flooring, carpeting and decoration throughout. A delightful outlook, low outgoings, low maintenance private rear garden and off street parking combines with little or no maintenance worries to make this the perfect home and all just minutes from the City Centre - Early viewing is highly 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			
		70	72
Northern Ireland		EU Directive 2002/91/EC	

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- Immaculately Refurbished Townhouse
- Prime Shore Road Position
- 2 Bedrooms, Lounge With New Carpets
- Upvc Double Glazed Windows, External Doors
- Pvc Fascia, Eaves, New Rainwater Goods
- Gas Central Heating, Superb Energy Rating
- Newly Fitted Luxury Kitchen
- Newly Installed Contemporary Bathroom
- Private Low Maintenance Rear Gardens
- Short Commute To City Centre

Entrance Hall

Pvc double glazed entrance door, panelled radiator.

Lounge

13'5" x 11'10" (4.11 x 3.63)

Double panelled radiator.

Kitchen

Stainless steel sink unit, extensive range of newly fitted high and low level units, formica worktops, breakfast bar, free standing cooker space, wc, pvc panelled walls and integrated extractor fan, fridge/freezer space, plumbed for a washing machine. ceramic

tiled floor, partially tiled walls. panelled radiator, under stairs storage, concealed gas boiler, pvc double glazed door.

First Floor

Landing, access to roofspace.

Bathroom

Newly installed white suite comprising panelled bath, shower screen, electric power shower, vanity unit, low flush tiled floor. feature radiator.

Bedroom

13'6" x 8'6" (4.14 x 2.60)

Panelled radiator, built-in storage.

Bedroom

15'1" x 8'11" (4.60 x 2.73)

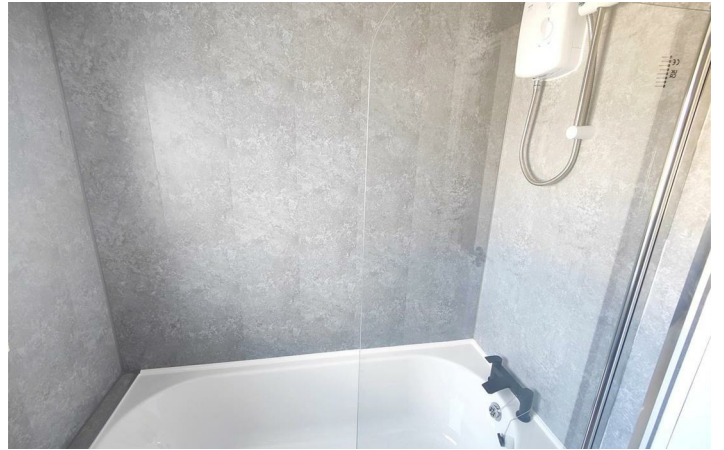
Panelled radiator, built-in storage.

Outside

Hard landscaped garden to front and rear. Wooden access gates, outside light and tap.

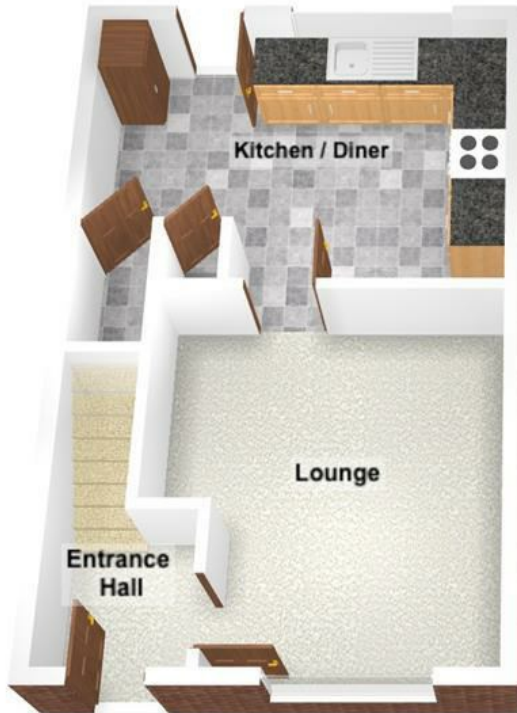


Directions

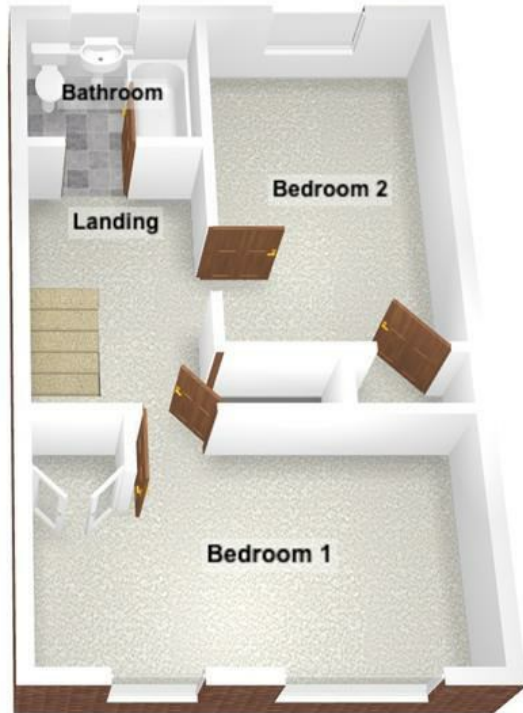


Floor Plan

775 Shore Road, BELFAST, BT15 4HQ



Ground Floor



First Floor

Total Area: 66.7 m² ... 717 ft²

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
		70	72				
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>				<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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