



## 35 Glencairn Street , Belfast, BT13 3LT

**Offers Around £79,970**

A Handsome Period Town House Well Maintained With Obvious Further Potential.

This handsome period mid terrace holds a most convenient position within this ever popular location. The richly appointed interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen and coloured bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, fascia, eaves, new rainwater goods, oil fired central heating with refurbished boiler and has benefited from past modernisation and improvements works over the years but offers obvious potential in this most convenient location - Perfectly suited to the investor or first time buyer alike, internal inspection is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)		27	
G (1-20)			
Not energy efficient - higher running costs			54
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 35 Glencairn Street

, Belfast, BT13 3LT



- Handsome Period Town House
- Fitted Kitchen
- Oil Fired Central Heating, New Boiler
- Most Convenient Location
- 3 Bedrooms
- Coloured Bathroom Suite
- Well Maintained & Updated
- 2 Receptions
- uPvc Double Glazed Windows, Doors, Fascia, Eaves
- Obvious Further Potential

## Entrance Porch

uPvc double glazed entrance door, panelled walls, ceramic tiled floor.

## Entrance Hall

Vestibule door, picture rail, panelled radiator.

## Lounge

14'0" x 13'7" into bay (4.27 x 4.15 into bay)  
Attractive fireplace with tiled inset, double panelled radiator.

## Living Room

13'11" x 10'1" (4.26 x 3.08)  
Glass fronted fire, double panelled radiator.

## Kitchen

10'8" x 7'6" (3.26 x 2.30)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, radiator, partly tiled walls, ceramic tiled floor.

## First Floor

Access to roofspace.

## Bathroom Suite

Coloured bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, part panelled walls, Lvf flooring, panelled radiator.

## Bedroom

10'0" x 6'11" (3.06 x 2.13)  
Picture rail, double panelled radiator.

## Bedroom

10'1" x 11'5" (3.09 x 3.50)  
Picture rail, panelled radiator.

## Bedroom

10'2" x 8'2" (3.10 x 2.50)  
Picture rail, panelled radiator.

## Outside

Hard landscaped forecourt to front, mature shrubs. Enclosed rear yard with outside light and tap, pvc oil tank, boiler house,



## Directions

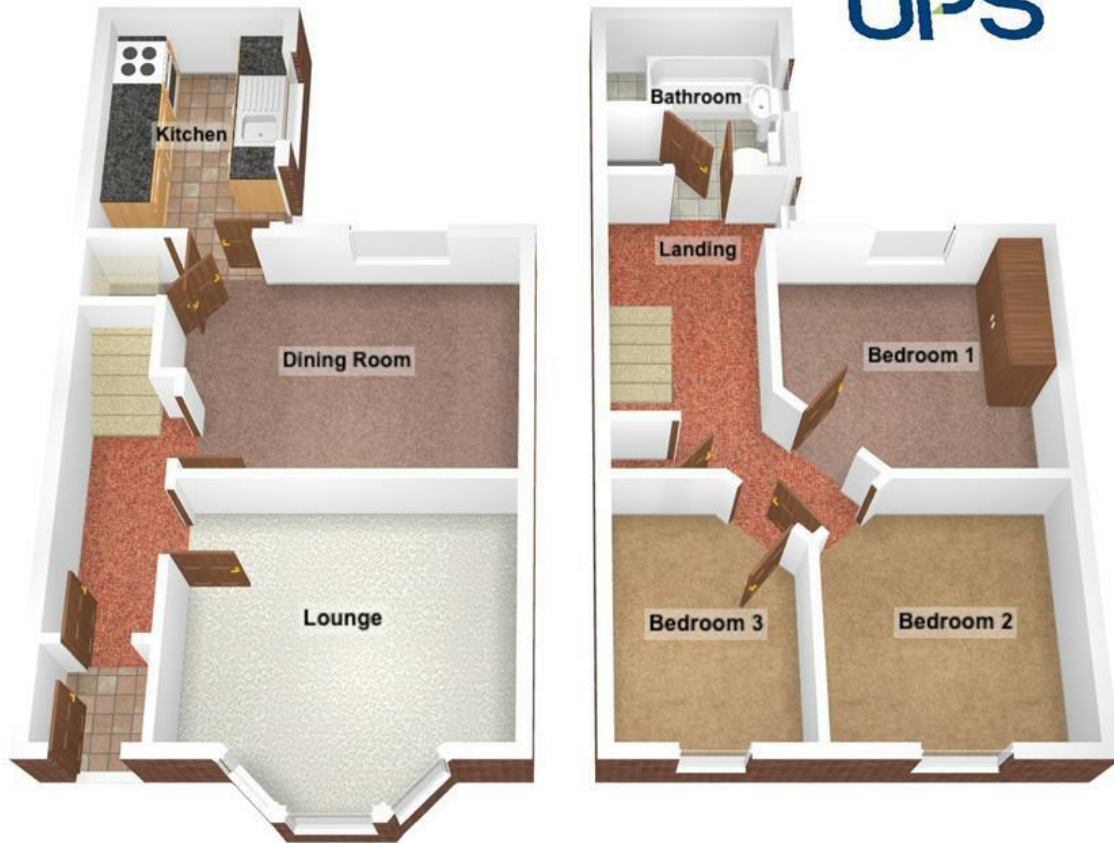






# Floor Plan

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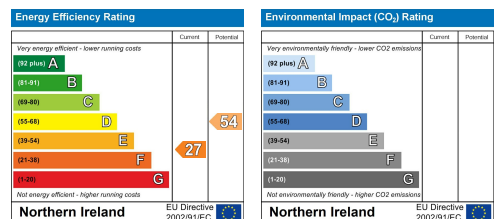
Ground Floor

First Floor

Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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