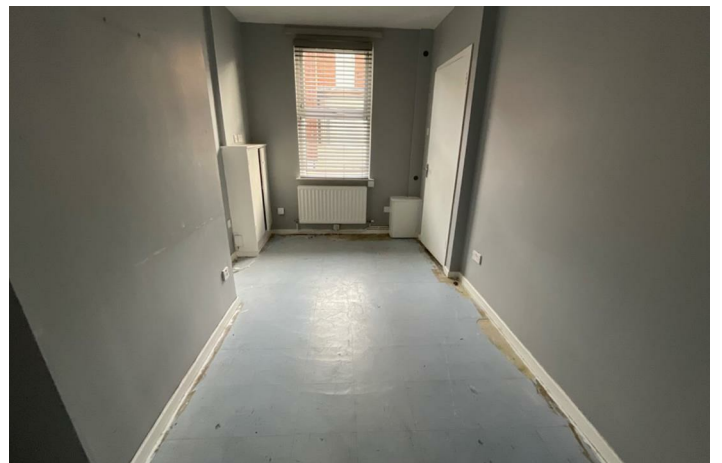
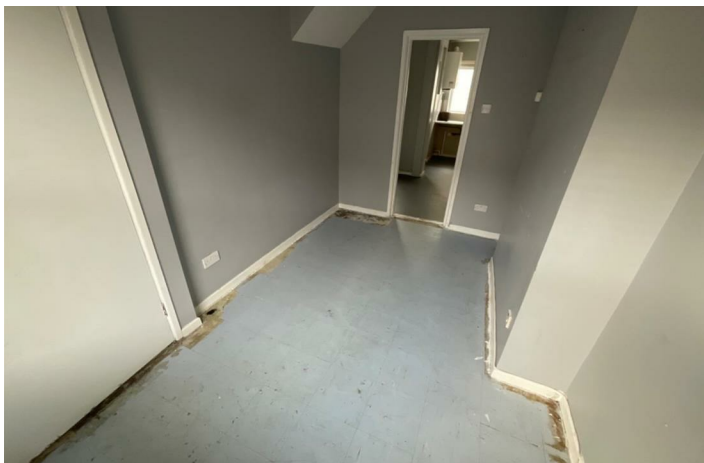
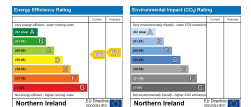




22 Dewey Street  
Belfast, BT13 3GT

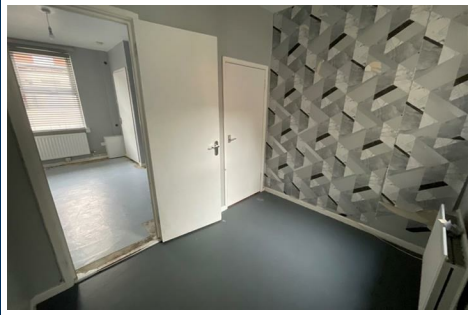
Offers in the region of  
**£72,500**



# 22 Dewey Street

, Belfast, BT13 3GT

Offers in the region of £72,500



A keenly priced and extended terrace in a popular residential location which is sure to appeal to investors and first-time buyers in particular.

Internally the dwelling comprises an entrance hall, bright reception, fitted kitchen with dining area, classic white bathroom suite and two well proportioned bedrooms. Outside there is an enclosed rear yard.

The property further benefits from gas fired central heating and uPVC double glazing.

Dewey Street is conveniently located between the ever-popular Crumlin and Shankill Road's and is close to many leading shops and amenities including Lidl, Iceland and a wealth of independent retailers. It also shares excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

Composite front four with smoked glass insets, panelled radiator, stairs leading to first floor

### Living Room 12'10" x 8'0" (3.92m x 2.45m)

Double panelled radiator, enclosed gas and electricity meters

### Kitchen 14'8" x 10'11" (4.48m x 3.33m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, cooker space, plumbed for a washing machine, wall mounted gas boiler, enclosed storage cupboards, double panelled radiator, dining space, access to rear yard

## First Floor

### Landing

Access to roof space, panelled radiator

### Front Bedroom 9'6" x 11'4" (2.91m x 3.47m)

Double panelled radiator

### Rear Bedroom 6'11" x 7'4" (2.11m x 2.25m)

Panelled radiator

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath, panelled radiator

### Outside

Enclosed rear yard with access to rear entry



The logo for Rea Estates, featuring a stylized white house icon above the text 'Rea Estates' in a large, white, sans-serif font. Below this, the text 'Sales | Lettings' is written in a smaller, white, sans-serif font. The background is a teal-to-blue gradient.

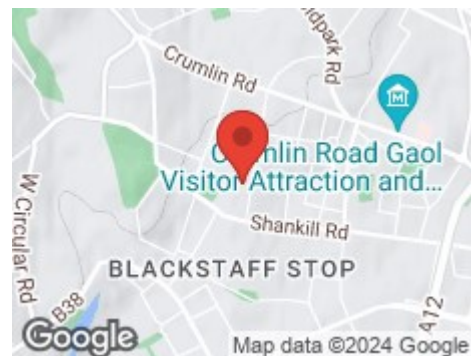
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.