

41 Glencairn Street , Belfast, BT13 3LT

**Offers In The Region Of
£99,950**

A Handsome Period Town House Presented And Maintained To An Excellent Standard.

A handsome cottage style period mid terrace holding a most convenient position within this ever popular location. The richly appointed interior comprises 3 bedrooms, through lounge into bay with dining area, fitted kitchen and bathroom in white suite. The dwelling further offers upvc double glazed windows and exterior doors, gas fired central heating and has benefited from past modernisation works. 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			
(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		65	66
EU Directive 2002/91/EC			

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, Belfast, BT13 3LT



- Cottage Style Period Town Terrace
- Bathroom In White Suite
- Highly Regarded Location
- 3 Bedrooms Through Lounge Into Bay
- Gas Central Heating
- Investment Opportunity
- Fitted Kitchen
- Upvc Double Glazed Windows
- Perfect Starter Home

Open Entrance Porch

Upvc double glazed entrance door.

Entrance Hall

Ceramic tiled floor, panelled radiator.

Through Lounge into Bay

22'11" x 12'9" (6.99 x 3.90)
Hole in wall fireplace, wood laminate floor, 2 panelled radiators, under stair storage.

Dining Area

Kitchen

10'1" x 7'3" (3.08 x 2.22)
Single drainer stainless steel sink

unit, extensive range of high and low level units, formica worktop, built-in under oven and ceramic hob, stainless steel canopy extractor fan, fridge freezer housing, plumbed for a washing machine, partly tiled walls, ceramic tiled floor, upvc double glazed rear door, panelled radiator.

First Floor

Landing

Bedroom

10'1" x 9'10" (3.08 x 3.02)
Wood laminate floor, panelled radiator.

Bedroom

10'10" x 9'11" (3.32 x 3.04)
Wood laminate floor, panelled radiator.

Bedroom

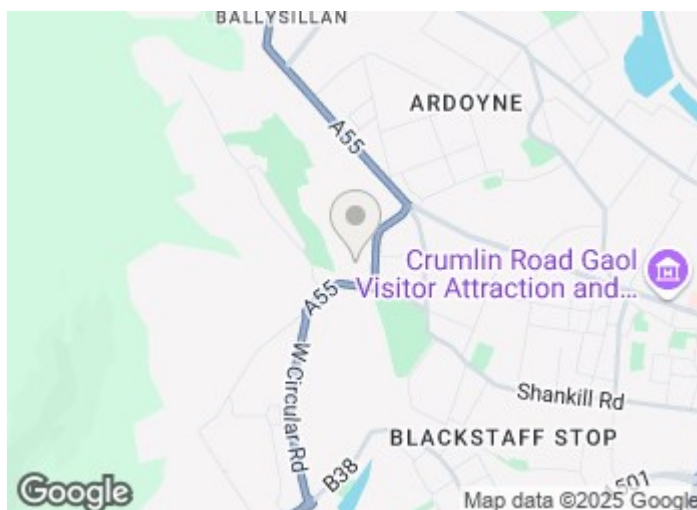
9'10" x 6'8" (3.01 x 2.04)
Wood laminate floor, panelled radiator.

Bathroom

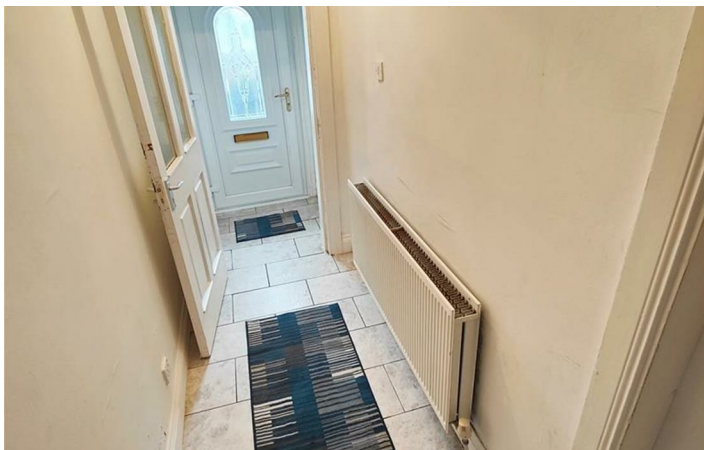
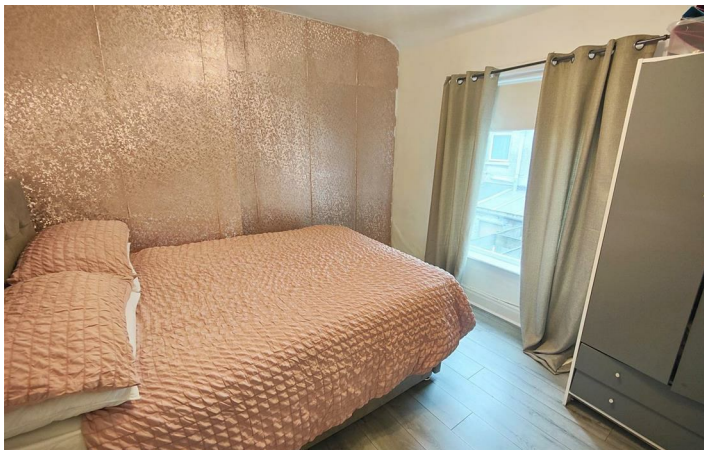
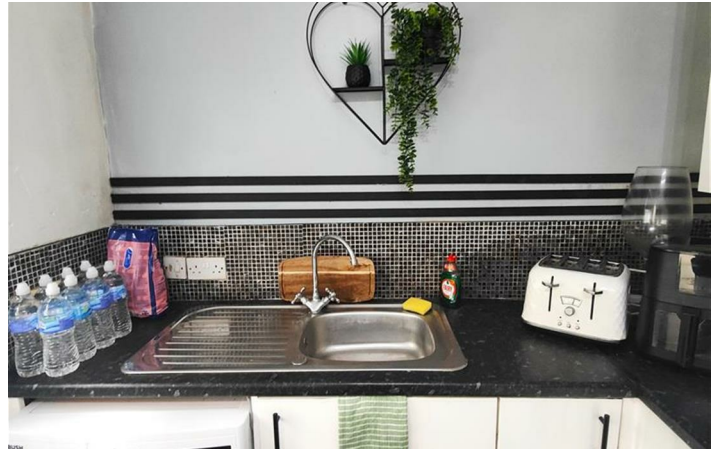
White suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush wc, panelled radiator.

Outside

Forecourt hard landscaped, walled rear yard with rear access.



Directions



Floor Plan

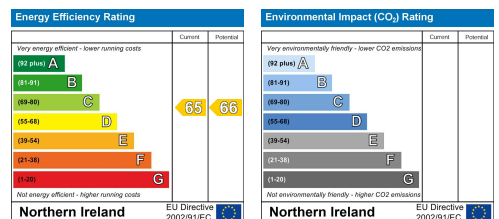
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Total Area: 73.7 m² ... 793 ft²

All measurements are approximate and for display purposes only

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