

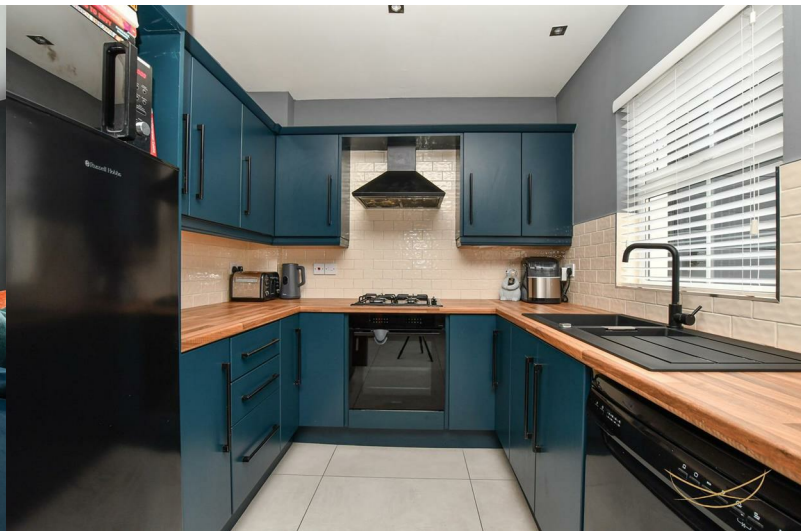
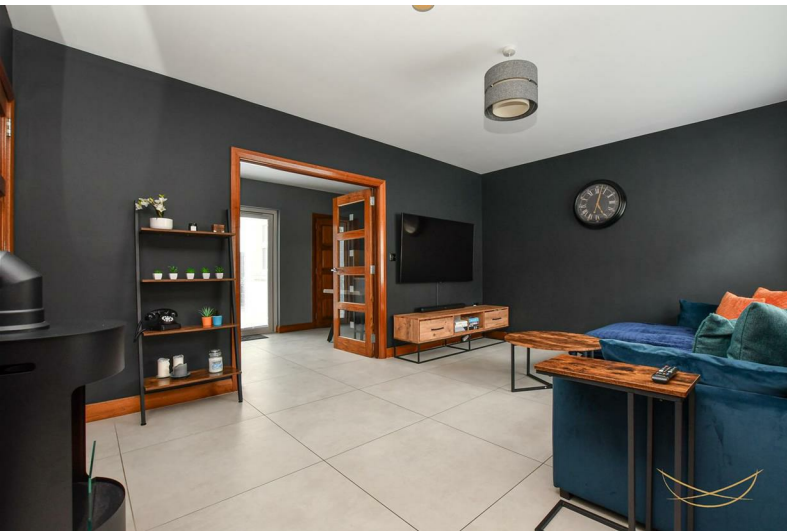


SALE AGREED



19 Pittsburg Street
Belfast, BT15 3JG

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Nest Estate Agents are delighted to bring to market this modern townhouse, which is ideally located just off York Road, close to Belfast City Centre. Well presented by the current owner, this offers spacious accommodation which comprises a good sized lounge, fitted kitchen with dining area and utility with WC on the ground floor. There are three bedrooms, one with ensuite and a modern family bathroom on the first floor.

This property benefits from a private paved driveway, gas central heating, double glazed windows along with an enclosed rear yard with large indoor bar and seating and is ideal for owner occupiers or investors, offering value for money and convenient to a range of amenities including shops and public transport, whilst remaining close to motorway links, Belfast city centre and the University. To arrange a viewing contact Nest on 02893438090, early viewing is highly recommended as this property will appeal to a range of buyers

Hallway

4'5x6'4 (1.35mx1.93m)

uPVC door with glazed inset and laminate wood effect flooring

Living Room

16'x12'1 (4.88mx3.68m)

Ceramic tiled flooring and multi-fuel stove. Glazed french doors leading to kitchen.

Storage

3'7x6'2 (1.09mx1.88m)

Kitchen

19'11x7'10 (6.07mx2.39m)

Range of high and low level shaker style units with

wood effect worktops, with integrated oven and gas hob, overhead stainless steel extractor fan. Space for dishwasher and fridge freezer. Composite sink with matching black mixer tap, subway tiles. Recessed spotlights. Ceramic tiled flooring. uPVC french doors leading to garden

Utility/WC

5'3x6'2 (1.60mx1.88m)

Ceramic wall and floor tiling. Space for appliances. Low flush WC and wash hand basin

Bar (outside)

10'4x11'11 (3.15mx3.63m)

Laminate flooring, spotlights, and bar area

Bedroom 1

10'4x11'6 (3.15mx3.51m)

Ensuite

5'3x6'2 (1.60mx1.88m)

Ceramic wall and floor tiles. Vanity unit sink with mixer tap. Low flush w/c. Rainfall Shower and modern shower screen.

Bedroom 2

9'7x9'6 (2.92mx2.90m)

Bedroom 3

10'2x8'1 (3.10mx2.46m)

Built in wardrobes

Bathroom

7'11x5'5 (2.41mx1.65m)

Modern three piece bathroom comprising of bath with mixer taps and handheld and overhead rainfall shower. Modern shower screen and towel radiator.. Low flush w/c, floating vanity unit, uPVC ceiling, ceramic wall and floor tiles

Landing

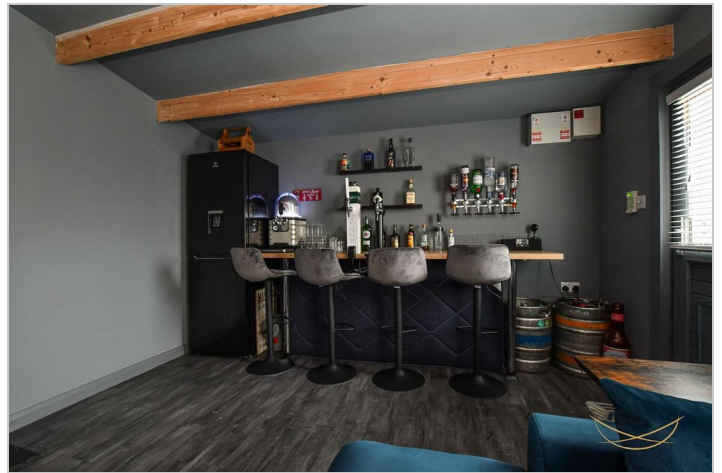
12'8x5'11 (3.86mx1.80m)

Storage

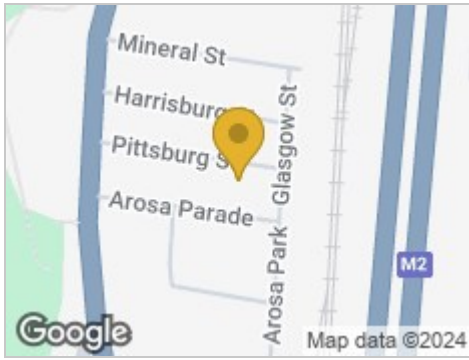
2'3x4'4 (0.69mx1.32m)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?
Contact Nest Mortgages on 02893 438092.



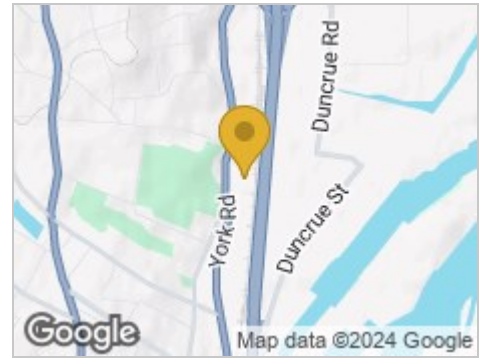
Road Map



Hybrid Map

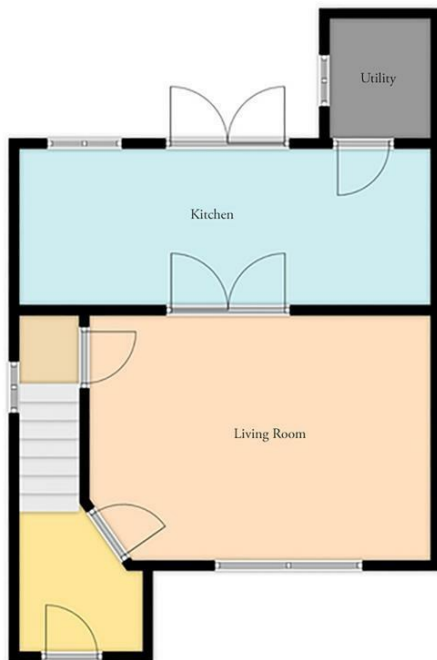


Terrain Map



Floor Plan

19 Pittsburg Street, Belfast



Ground Floor



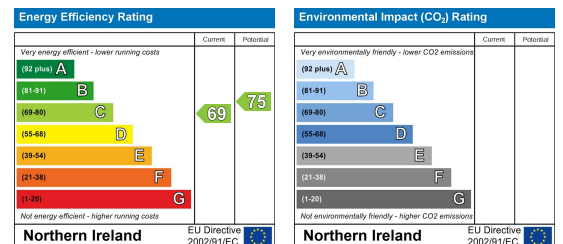
First Floor



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.