

## 9 Nelson Court , Belfast, BT13 2NN

**Offers In The Region Of  
£139,950**

Superb Red Brick Semi Detached Villa Within A Quiet Cul-De-Sac Setting Of The Shankill Road.

A fabulous opportunity to purchase a handsome red brick semi detached villa holding a superb site within a quiet cul-de sac setting. The interior comprises 3 bedrooms, lounge, fitted kitchen with dining area and classic white bathroom suite to ground floor. The dwelling further offers gas central heating, upvc double glazed windows and has been maintained over the years. Paved gardens on a superb site with a raised timber decking makes this is a fabulous opportunity to purchase a home with unlimited potential and qualities which will immediately become apparent on viewing - Internal inspection strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 9 Nelson Court

, Belfast, BT13 2NN



- Red Brick Semi Detached Villa
- Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Modern White Bathroom Suite
- Most Popular Section Of The Shankill Road
- Through Lounge
- Gas Central Heating
- Internal Inspection Strongly Recommended

## Entrance Hall

Pvc double glazed entrance door, built-in storage, double panelled radiator.

## Lounge

15'7" x 11'9" (4.75 x 3.6)

Wood laminate floor, attractive fireplace, wired for wall mounted TV, double panelled radiator.

## Kitchen/Dining

18'1" x 10'9" (5.53 x 3.29)

Bowl and half stainless steel sink unit, high and low level units, formica worktops, stainless steel extractor fan, glass splash back, plumbed for washing machine,

breakfast bar, double panelled

radiator, Pvc door to side and rear.

## First Floor

Access to roofspace, built-in storage.

## Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand shower, shower screen, vanity unit, low flush w.c. Pvc walls and ceiling, recessed spot lights, ceramic tiled floor.

## Bedroom

10'5" widest x 8'8" (3.18 widest x 2.65)

Built-in storage, double panelled radiator.

## Bedroom

15'6" x 10'9" (4.74 x 3.29)

Wood laminate floor, double panelled radiator.

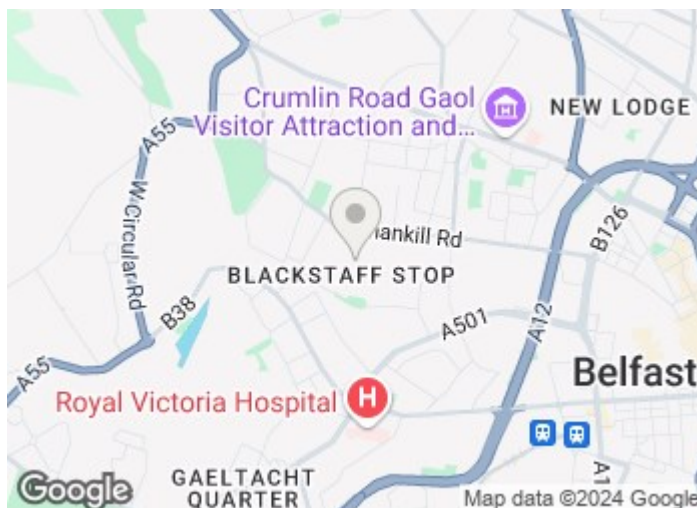
## Bedroom

11'4" x 11'8" (3.47 x 3.58)

Wood laminate floor, double panelled radiator.

## Outside

Paved front driveway, Rear in patio raised timber decking, Outside tap & light.

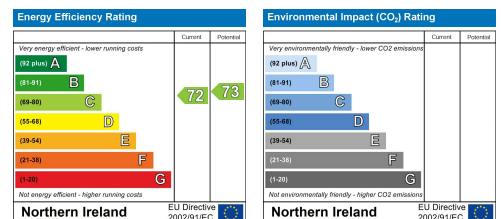


## Directions



# Floor Plan

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