



## 14 Glencairn Street , Belfast, BT13 3LU

**Offers In The Region Of  
£119,950**

Beautifully Presented and Modernised Semi Detached Villa In Ever Popular Location.

A beautifully presented and modernised semi detached villa holding a prime position within this most popular and sought after residential location. The modernised interior comprises 2 bedrooms, 2 reception rooms, luxury fitted kitchen with built-in oven and ceramic hob and deluxe white bathroom suite. The dwelling further offers Upvc double glazed windows and exterior doors, oil fired central heating, pvc fascia and eaves, built-in mirrored slide robes and has been modernised in recent years creating a beautiful home. Ideally suited to a young couple, investor or first time buyer alike the dwelling has hard landscaped patio gardens with southerly aspect to rear and the most convenient location - Immediate viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		32	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>			58
EU Directive 2002/91/EC			

# 14 Glencairn Street

, Belfast, BT13 3LU



- Modernised Semi Detached Villa
- Deluxe White Bathroom
- Oil Fired Central Heating
- Highly Regarded Location
- 2 Reception Rooms, 2 Bedrooms
- Pvc Fascia & Eaves
- Highest Presentation
- Modern Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- Hard Landscaped Gardens

## Enclosed Entrance Porch

Upvc double glazed entrance door, wood laminate floor.

## Entrance Hall

Bevelled glass vestibule door, wood laminate floor, panelled radiator.

## Lounge into Bay

11'1" x 10'7" (3.38 x 3.23)

Wood laminate floor, double panelled radiator.

## Dining Room

11'0" x 10'0" (3.35 x 3.05)

Panelled radiator, wood laminate floor, under stairs storage.

## Kitchen

9'0" x 6'2" (2.74 x 1.88)

Single drainer stainless steel sink

unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, pvc panelled ceiling, recessed lighting, wood laminate floor, feature radiator, uPvc double glazed rear door.

## First floor

Landing, built-in robe.

## Bathroom

Deluxe white suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, pvc panelled walls, pvc

ceiling, recessed lighting, feature radiator.

## Bedroom

7'3" x 9'1" (2.21 x 2.77)

Panelled radiator.

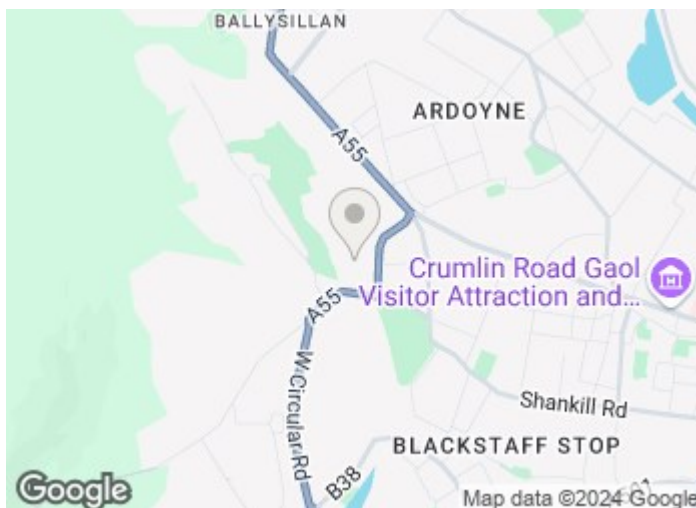
## Bedroom

14'8" x 9'6" (4.47 x 2.90)

Range of built-in mirrored slider robes, wood laminate floor, double panelled radiator.

## Outside

Brick paved hard landscaped front garden, walled rear patio garden with southerly aspect, side path, oil fired central heating boiler, oil tank, outside light and tap.

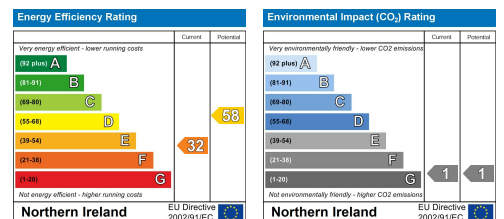


## Directions



# Floor Plan

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.



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