

For Sale

Asking Price: £215,000

SimonBrien



2 Castlevue Terrace,
Belfast, BT4 3FD

simonbrien.com

Description

This well presented three storey terrace is found in the heart of Ballyhackamore Village, East Belfast. Located close to cafes, restaurants, shops as well as excellent public transport links, Belfast City Centre is also within easy reach.

The layout comprises an entrance hall, through lounge/dining area and fitted kitchen on the ground floor. On the first floor, there are two bedrooms, and a white bathroom suite. On the second floor there are two further bedrooms. The property benefits from gas fired central heating and double-glazed window frames.

This spacious home will appeal to those seeking to take advantage of this very convenient location.

Special Features & Services

- Well Presented Three Storey Terrace
- Four Well Proportioned Bedrooms
- Through Lounge / Dining Area
- Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazed Window Frames
- Gas Heating
- Within Strolling Distance Of Restaurants, Cafes & Shops Close To Public Transport Links, Schools, Belfast City Centre & Parks
- Viewing By Private Appointment

Accommodation

Entrance Porch
uPVC double glazed front door to entrance porch, door to entrance hall with laminate wood floor

Living Room
15'5" x 10'4" (4.7m x 3.15m):
Laminate wood floor, fireplace, open to -

Dining Room
10'9" x 10'8" (3.28m x 3.25m):
Laminate wood floor, fireplace



Kitchen
12' x 7'5" (3.66m x 2.26m):
Range of high and low level units, 1.5 bowl stainless steel sink unit with mixer taps, part tiled walls, 4 ring electric hob, under bench oven and extractor fan, plumbed for washing machine, recessed for fridge freezer, ceramic tiled floor, under stairs storage cupboard



First floor

Bedroom 1
14'10" x 11'5" (4.52m x 3.48m):
Laminate wood floor

Bedroom 2
11'6" x 8'5" (3.5m x 2.57m):



Bathroom

White suite, panelled bath, thermostatic shower over, push button WC, pedestal wash hand basin with mixer taps, PVC panelled walls, spotlights

Separate WC
Low flush WC



Second floor

Bedroom 3
14'9" x 11'7" (4.5m x 3.53m):

Bedroom 4
11'5" x 8'6" (3.48m x 2.6m):
Access to roofspace

Outside
Enclosed rear



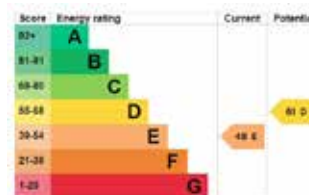


VALUER

Jonathan Dickson
Simon Brien
 237 Upper Newtownards Road,
 Belfast, County Down, BT4 3JF
 T: +44 28 9059 5555
 E: eastbelfast@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to
Crawford Mulholland
 348 Lisburn Road, Belfast,
 Co. Antrim, BT9 6GH
 T: 028 9066 5544
 E: office@crawfordmulholland.com



simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.