



### 13 Euterpe Street, Belfast, BT12 5PS

**Price Guide £95,000**

Conveniently located just off the Donegall Road, this mid terrace property is within walking distance to a range of amenities including the City Hospital, Belfast City Centre & Boucher Road. Recently refurbished the accommodation comprises two good sized bedrooms, large living / dining room, modern kitchen and first floor bathroom suite. Oil fired central heating and partial double glazed windows are also in place. Outside there is an enclosed yard to rear. With similar properties in the area selling fast view now to avoid disappointment.

- Refurbished Mid-Terrace Property
- Newly Installed Kitchen
- Modern First Floor Bathroom Suite
- Partial Double Glazed Windows
- Ideal First Time Buy / Investment
- Spacious Reception
- Two Good Sized Bedrooms
- Oil Central Heating
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	56
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE HALLWAY

PVC Front door. Laminate flooring

#### LIVING / DINING ROOM 20'4" x 9'10" (6.2 x 3.0)



Laminate flooring with under stairs storage.

#### NEWLY INSTALLED KITCHEN 8'6" x 6'6" (2.6 x 2.0)



Excellent range of high and low level units, stainless steel sink unit with mixer tap, built in oven with 4 ring electric hob, plumbed for washing machine, extractor fan, part tiled walls and tiled flooring.

### ON THE FIRST FLOOR

#### BEDROOM ONE 13'5" x 9'10" (4.1 x 3.0)



#### BEDROOM TWO 9'10" x 8'2" (3.0 x 2.5)



#### BATHROOM



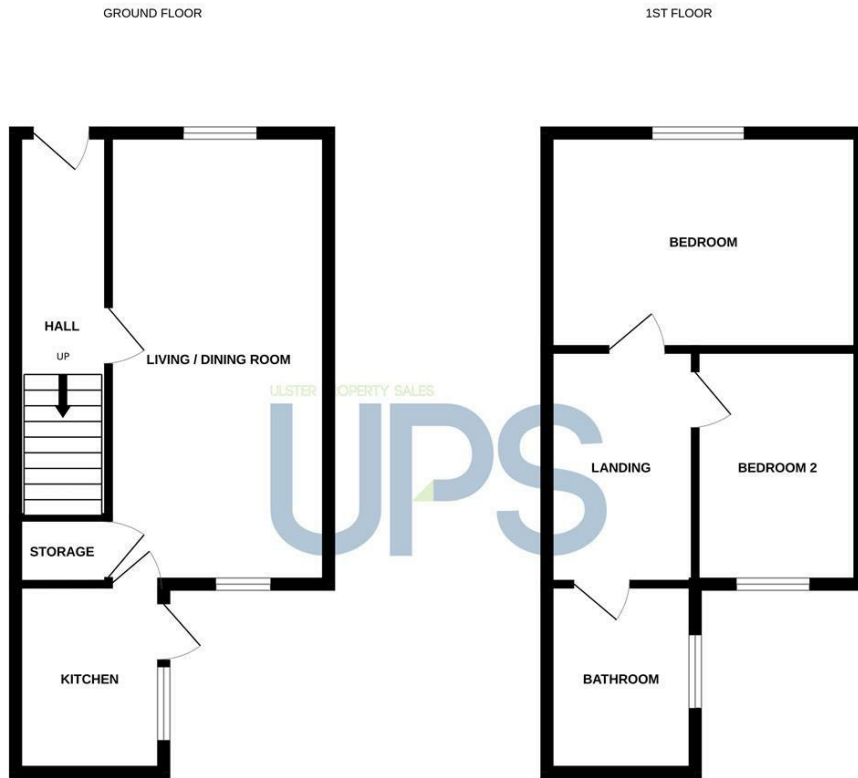
Modern white suite comprising low flush W.C, wash hand basin with built in vanity unit, panel bath with Redring electric shower, heated towel rail, extractor fan, part tiled walls and laminate flooring. Hot press with built in storage.

## OUTSIDE



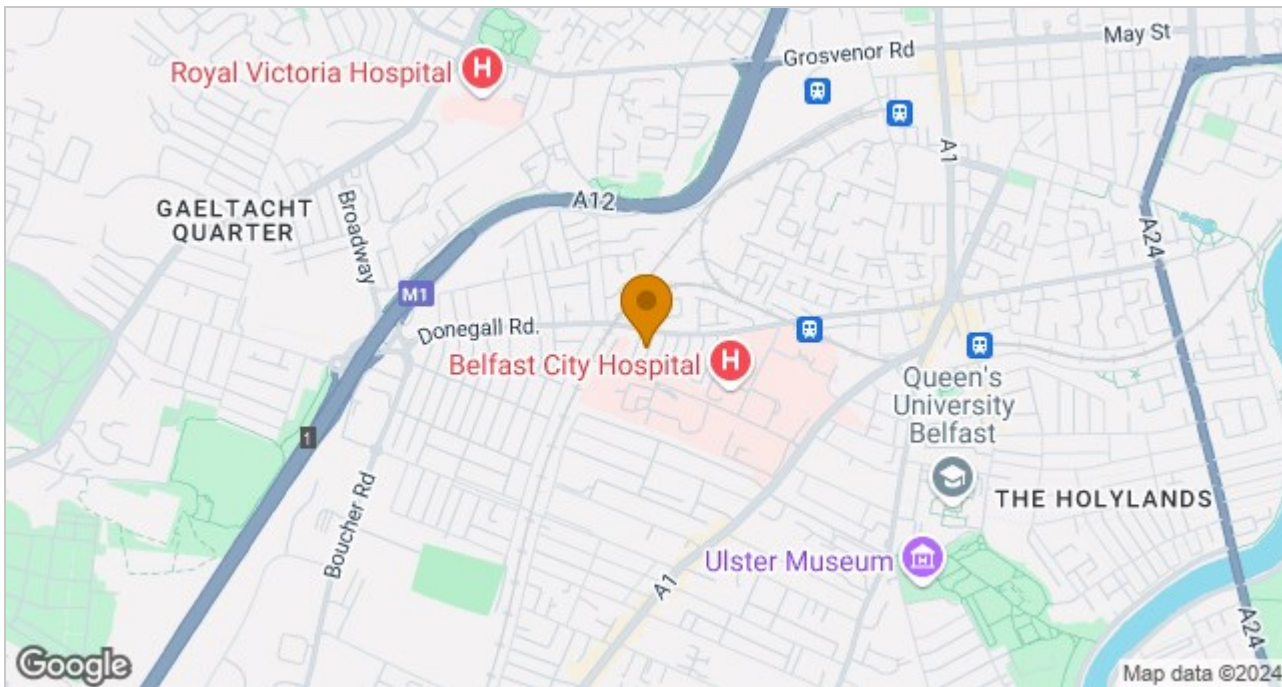
Enclosed yard to rear with outside light.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

# Area Map



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.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155  
**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432  
**CAVEHILL**  
028 9072 9270  
**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264  
**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444  
**RENTAL DIVISION**  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark