



## 22 Carlisle Walk , Belfast, BT15 2PX

**Offers Over £115,000**

An Immaculately Presented End Town Terrace Minutes Walk From The City.

A fabulous opportunity to purchase an immaculately presented and modernised end town terrace with open aspect and minutes walk from the City. The contemporary interior comprises 2 bedrooms, spacious lounge with feature wood paneling & pvc double doors to rear, modern fitted kitchen incorporating built-in oven and hob with dining area and modern white bathroom with separate low flush wc. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating and extensive use of wood laminate & ceramic floor coverings throughout. Private rear garden in hard landscaping combines with the most convenient location with the City, New University and superb shopping all within walking distance - Early Viewing is highly 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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	66	66
	EU Directive 2002/91/EC	

# 22 Carlisle Walk

, Belfast, BT15 2PX



- Immaculately Presented End Town Terrace
- Contemporary Fitted Kitchen With Dining
- Upvc Double Glazed Windows & Doors
- 2 Double Bedrooms
- Modern White Bathroom
- Private Hard Landscaped Gardens
- Spacious Lounge
- Gas Central Heating
- Minutes From The City

## Entrance Hall

Upvc double glazed entrance door, open plan, wood laminate floor, double panelled radiator, inset with recessed lighting.

## Lounge

16'3" x 11'9" (4.96 x 3.59)

Wood laminate floor, wood panelled wall, built-in storage, pvc double doors, double panelled radiator.

## Kitchen

18'9" x 8'0" (5.72 x 2.46)

Bowl and a half stainless steel sink unit, extensive range of high gloss high and low level units, wood block effect formica worktops, built-in under oven and ceramic hob,

integrated extractor fan, tall larder, fridge/freezer space, partly tiled walls, laminate wooden floor, uPvc double glazed rear door.

Dining Area - Breakfast bar, double panelled radiator, concealed gas boiler, wood laminate floor.

## First Floor

Landing, wood laminate floor, double panelled radiator, access to roofspace.

## Bathroom

Modern white suite comprising panelled bath, electric shower, telephone handset shower, pedestal wash hand basin, pvc panelled walls, wood laminate floor.

## Separate WC

Separate matching low flush wc, pvc panelled walls, pvc ceiling, panelled radiator.

## Bedroom

12'10" x 8'10" (3.93 x 2.71)

Wood laminate floor, panelled radiator, built-in storage.

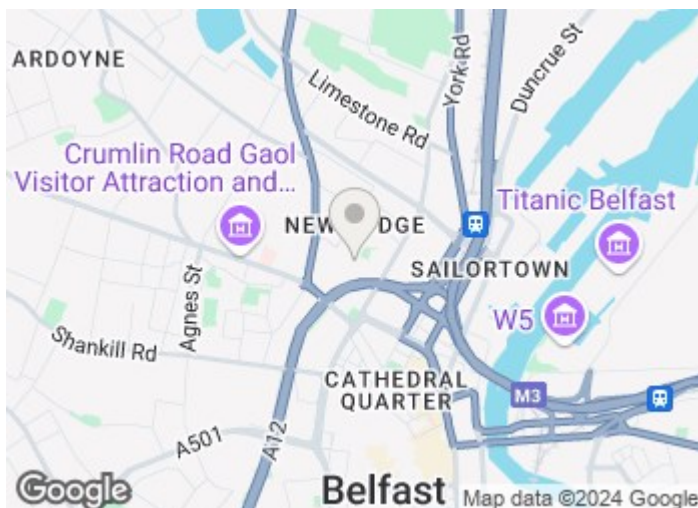
## Bedroom

13'6" x 9'0" (4.12 x 2.75)

Wood laminate floor, built-in storage, panelled radiator.

## Outside

Enclosed rear garden in patio, timber decking, raised flower beds, and stone chip, garden store, vertical panel fencing.



## Directions



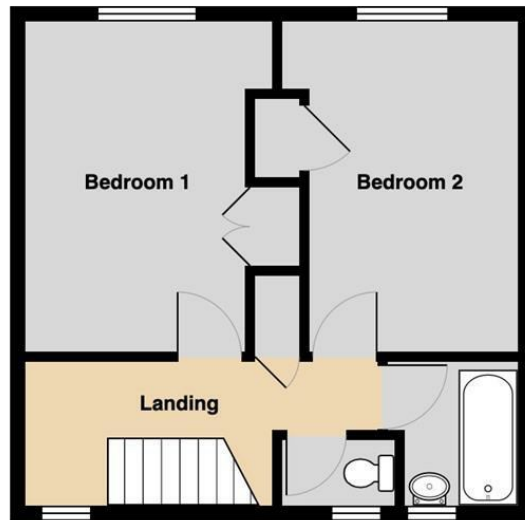
# Floor Plan



22 Carlisle Walk, BELFAST, BT15 2PX



Ground Floor

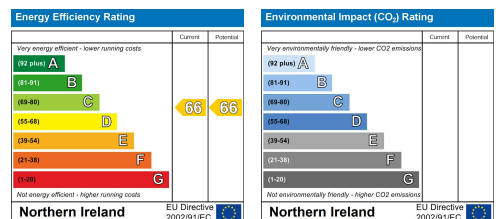


First Floor

Total Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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
- BALLYNAHINCH**  
028 9756 1155
- CAUSEWAY COAST**  
0800 644 4432
- FORESTSIDE**  
028 9064 1264
- NEWTOWNARDS**  
028 9181 1444
- BALLYHACKAMORE**  
028 9047 1515
- BANGOR**  
028 9127 1185
- CAVEHILL**  
028 9072 9270
- GLENGORMLEY**  
028 9083 3295
- RENTAL DIVISION**  
028 9070 1000
- BALLYMENA**  
028 2565 7700
- CARRICKFERGUS**  
028 9336 5986
- DOWNPATRICK**  
028 4461 4101
- MALONE**  
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
 @Ulster Property Sales is a Registered Trademark