

18 Cliftonville Street , Belfast, BT14 6LP

Offers Around £114,950

Exceptional Extended Townhouse Of Excellent Proportions Holding A Prime Site Within This Much Admired Residential Location.

A fabulous opportunity to purchase an extended semi-detached villa holding a prime position within this most popular section of the Cliftonville Road a simple commute to the City Centre. The spacious extended interior comprises 2 bedrooms, spacious lounge into bay, double doors to living room, contemporary fitted kitchen incorporating built-in under oven and ceramic hob and deluxe fully tiled bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, pvc fascia and eaves, new rainwater goods, wiring improvements and has been presented to the highest standards throughout. Enclosed forecourt and private hard landscaped rear adds the finishing touches to a home which will have immediate appeal to all who view - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

18 Cliftonville Street

, Belfast, BT14 6LP



- Exceptional Extended Townhouse
- Contemporary Fitted Kitchen
- Pvc Fascia And Eaves
- Highest Presentation
- 2 Bedrooms, Lounge Into Bay
- Deluxe Fully Tiled Bathroom Suite
- Oil Fired Central Heating
- Double Doors To Living Room
- Upvc Double Glazed Windows
- Private Rear

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Lounge into Bay

13'4" x 8'8" at widest (4.07 x 2.66 at widest)

Wood laminate floor, panelled radiator.

Double doors to:

Living Room

15'0" x 10'2" (4.59 x 3.10)

Wood laminate floor, panelled radiator.

Kitchen

7'10" x 7'10" (2.40 x 2.39)

Bowl and a half stainless steel sink

unit, extensive range of high and low level units, formica worktop, built-in under oven and ceramic hob, partially tiled walls,, canopy extractor fan, plumbed for washing machine, fridge/freezer space, pvc ceiling, ceramic tiled floor, Upvc double glazed rear door.

First Floor

Landing, access to roofspace.

Bedroom

10'0" x 6'11" at widest (3.06 x 2.13 at widest)

Wood laminate floor, panelled radiator.

Bedroom

10'7" x 7'3" at widest (3.24 x 2.21 at widest)

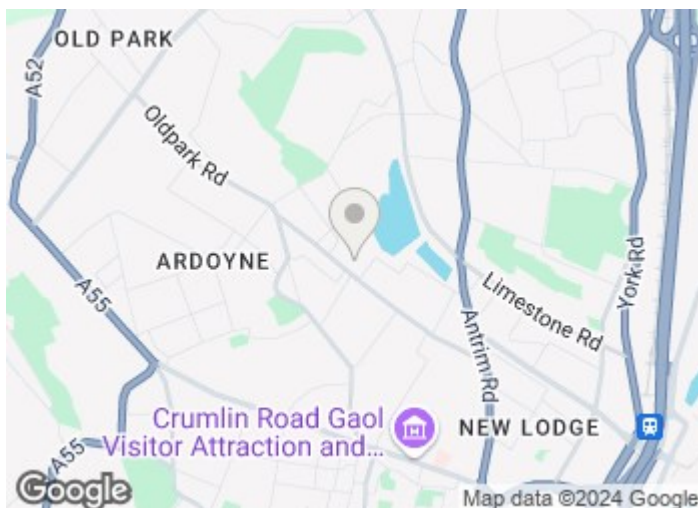
Wood laminate floor, panelled radiator.

Bathroom

Fully tiled deluxe white suite comprising thermostatically controlled drench style shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator, hotpress storage..

Outside

Enclosed forecourt in concrete and brick pavers. Hard landscaped gardens to rear in concrete patio. Pvc oil tank, boiler house. Outside light and tap.



Directions



Floor Plan

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