

3 Raleigh Street , Belfast, BT13 1RE

**Offers In The Region Of
£179,500**

Beautifully Presented Modern Built Semi Detached Villa Set Within This Most Popular Location.

A fabulous opportunity to purchase a beautifully presented modern constructed semi detached villa situated within this much admired residential development. The richly appointed interior comprises spacious lounge with bow window, 3 bedrooms, spacious modern fitted kitchen with dining area off and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, feature patio doors to garden, downstairs furnished cloakroom with utility area and gas central heating, cavity wall insulation. The exterior comprises hard landscaped gardens front and rear with southerly aspect and off street carparking for 2 cars.

Immediate inspection strongly 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	

3 Raleigh Street

, Belfast, BT13 1RE



- Modern Built Semi Detached Villa
- Modern White Bathroom
- UPvc Double Glazed Windows
- Off Street Car Parking
- 3 Bedrooms 1+ Reception Rooms
- Gas Central Heating
- Downstairs furnished Cloakroom
- Luxury Fitted Kitchen
- Superb En Suite Shower Room
- Hard Landscaped Gardens Front & Rear

Entrance Hall

UPvc double glazed entrance door, wood laminate floor, double panelled radiator, under stairs storage.

Furnished Cloakroom

Modern white suite comprising pedestal wash hand basin, low flush wc, panelled radiator, ceramic tiled floor. Plumbed for shower.

Lounge into Bay

16'9" x 10'10" (5.11 x 3.31)
Wood laminate floor, double panelled radiator.

Double Dividing Doors

Kitchen

18'9" x 11'3" (5.72 x 3.45)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double

under oven and ceramic induction hob, ceramic extractor fan, glass splash back, plumbed for dishwasher, concealed gas boiler, fridge/freezer space, ceramic tiled floor.

Dining Area

Ceramic tiled floor, double panelled radiator, uPvc double glazed patio doors.

First Floor

Landing, storage cupboard.

Bedroom

9'3" 8'11" (2.83 2.74)
Wood laminate floor, panelled radiator, built-in robes.

Bedroom

14'5" x 11'5" (4.40 x 3.50)
Wood laminate floor, panelled radiator.

En-suite Shower Room

Modern white suite comprising shower

cubical, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

Bedroom

11'3" x 11'5" (3.45 x 3.50)
Wood laminate floor, panelled radiator.

Bathroom

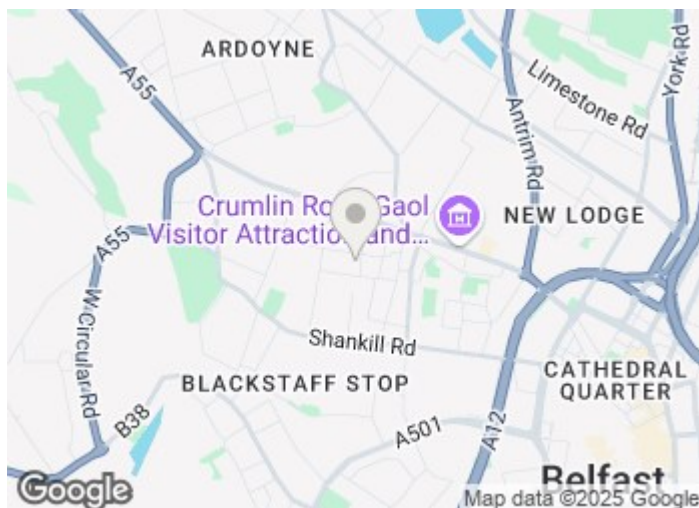
Modern white suite comprising panelled bath, pedestal wash hand basin, low flush wc, 1/2 tiled walls, panelled radiator, ceramic tiled floor.

Roof Space

Insulated

Outside

Double gates, tarmac driveway carparking bays. Hard landscaped rear garden in patio and privacy fencing. 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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