

3 Cliftonville Street , Belfast, BT14 6LP

Offers Around £145,000

Superb Refurbished Extended Period Town Terrace Situated Within This Most Popular Section Of The Cliftonville Road.

Holding a prime position off the bustling Cliftonville Road and just a short commute to the City Centre, this superb refurbished period town terrace will have immediate appeal. The spacious interior comprises 4 bedrooms, through lounge, modern fitted kitchen, deluxe white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, extensive use of quality ceramic and wood laminate floor coverings and has benefited from an extensive programme of works in recent years. Externally is a delightful "City" garden accessed via pvc double doors from the lounge in brick pavers with bar-be-que area and covered storage. This spacious period home has been refurbished and superbly presented and all approx 10 minutes to the City Centre - Early Viewing is 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 Cliftonville Street

, Belfast, BT14 6LP



- Stunning Extended Refurbished Period Town Terrace
- Deluxe White Bathroom Suite
- Refurbished To The Highest Standards
- 4 Bedrooms, Through Lounge
- Gas Central Heating
- Delightful "City" Garden
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Short Commute To The City

Enclosed Entrance Porch

Pvc double glazed entrance door, ceramic tiled floor.

Entrance Hall

Glazed vestibule door, wood laminate floor, panelled radiator.

Lounge

24'7" x 11'4" into bay (7.50 x 3.46 into bay) Wood laminate floor, attractive fireplace, double panelled radiator x 2.

Kitchen

15'5" x 7'2" (4.72 x 2.19) Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, 4 ring gas hob, steel under oven, stainless steel canopy extractor, fridge/freezer space, partly tiled walls, plumbed for washing machine, ceramic tiled floor, recessed

lighting, panelled radiator, hardwood rear door.

First Floor

Landing.

Bathroom

Deluxe white bathroom suite comprising fully tiled shower cubicle, drench style shower, telephone handset shower, vanity unit, smart mirror, low flush wc, partially tiled walls, ceramic tiled floor, feature radiator, recessed lighting, extractor fan, access to roofspace, concealed gas boiler.

Bedroom

10'11" x 9'7" (3.35 x 2.93) Wood laminate floor, panelled radiator.

Bedroom

15'10" x 11'11" (4.85 x 3.65) Double panelled radiator, cornicing, wood laminate floor.

Second Floor

Landing.

Bedroom

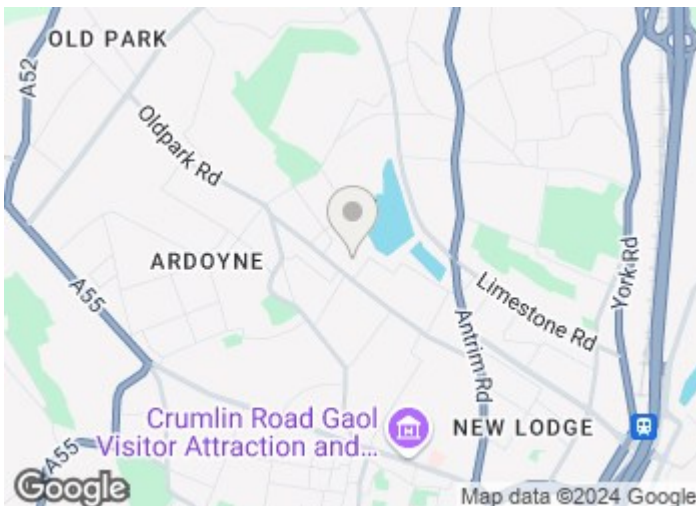
10'5" x 7'8" (3.19 x 2.35) Velux style window, panelled radiator, wood laminate floor.

Bedroom

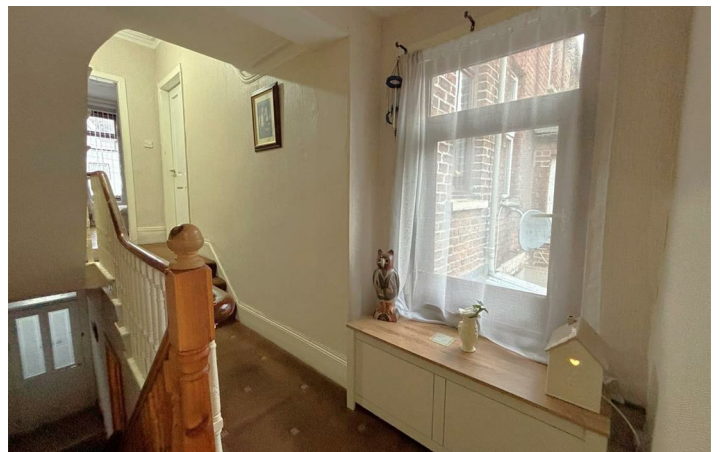
14'9" x 10'5" (4.52 x 3.18) Double panelled radiator.

Outside

Enclosed courtyard in patio. Rear garden in brick pavers, covered bar-be-que area, covered storage, patio, outside tap.

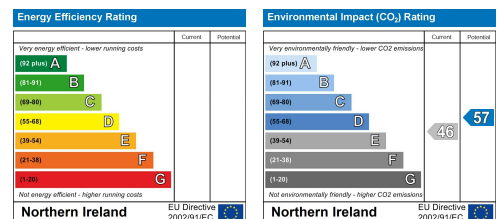


Directions



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.



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