



ULSTER PROPERTY SALES

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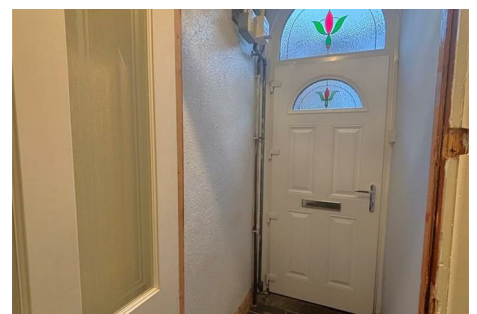
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

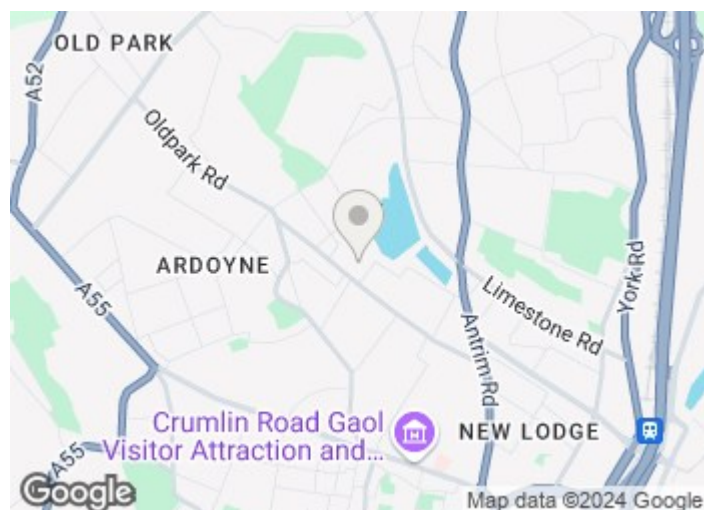
10'5" x 7'8" (3.19 x 2.35) Velux style window, panelled radiator, wood laminate floor.

Bedroom

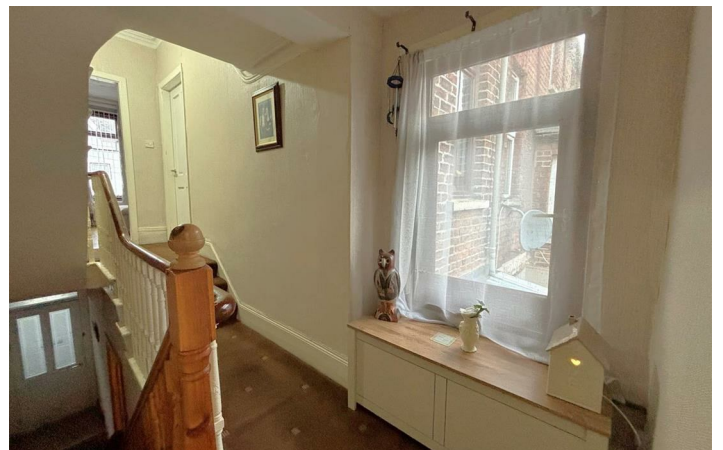
14'9" x 10'5" (4.52 x 3.18) Double panelled radiator.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

