



29 COLINVIEW STREET, BELFAST, BT12 7EN

A well-appointed mid-terrace home benefiting from a double-story extension and this highly sought-after location that enjoys tremendous doorstep convenience to include accessibility to the Royal Victoria Hospital, St. Mary's University College, and lots of schools and shops.

This beautiful home is offered for sale chain-free and also has a higher than average energy rating (EPC C-71), and with a short trip to the city centre, arterial routes, and the wider motorway network, we have no hesitation in recommending viewing. The spacious accommodation is briefly outlined below.

Two good-sized bedrooms and a white bathroom suite complete the first floor.

On the ground floor there is a bright and airy living room open plan to a dining space as well as an extended fitted kitchen.

Other qualities include gas-fired central heating and Upvc double glazing, as well as a privately enclosed rear yard that has an outdoor tap.

A superb home and location, and we have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(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	

OFFERS AROUND £99,950

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Key Features

- Well appointed mid-terrace home benefiting from a double-story extension and is offered for sale chain-free!
- Bright and airy living room open plan to dining space.
- White bathroom suite on first floor.
- Privately enclosed rear yard.
- A superb home and location, we have no hesitation in recommending an early viewing.
- Two good sized bedrooms.
- Extended fitted kitchen.
- Gas fired central heating system / Upvc double glazing / Higher-than-average energy rating (EPC C-71)
- Tremendous doorstep convenience to include accessibility to the Royal Victoria Hospital and St Marys University College.
- Ease of access to the city centre and wider motorway network/early viewing strongly recommended.





GROUND FLOOR

Upvc double glazed front door to:

LIVING ROOM

19'6 x 13'8

Open plan to dining space.

KITCHEN

9'4 x 7'5

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, partially tiled walls, tiled floor.

FIRST FLOOR

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, gas boiler.

BEDROOM 1

12'10 x 10'4

BEDROOM 2

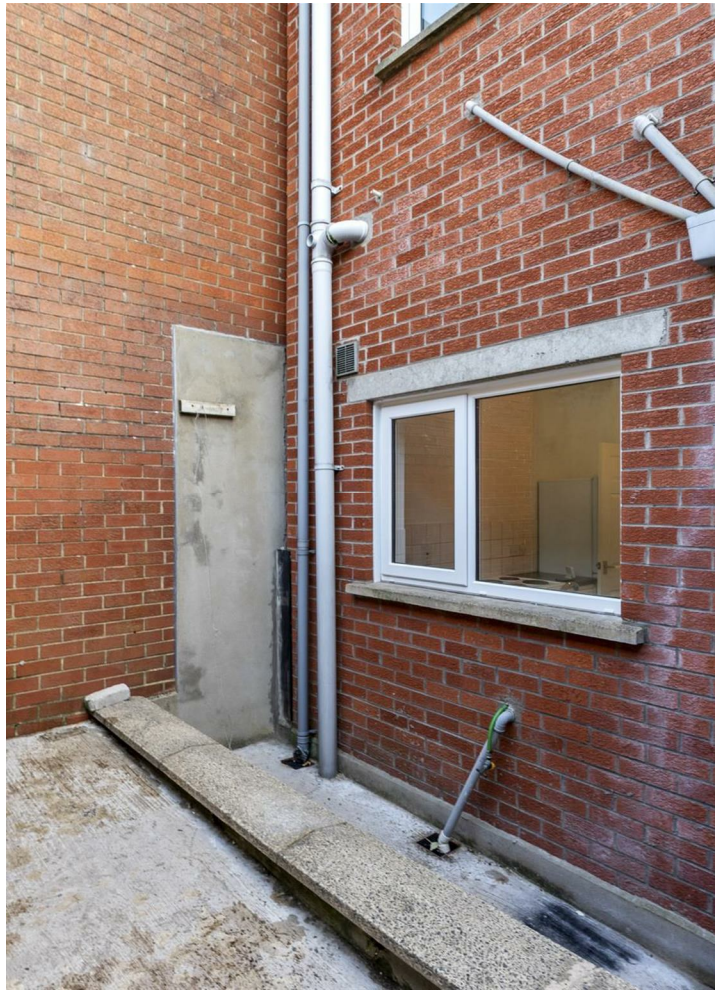
9'2 x 7'8

OUTSIDE

Privately enclosed rear garden, outdoor tap.

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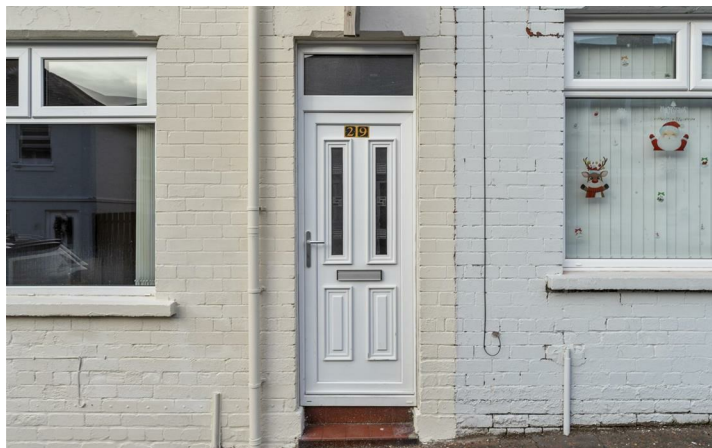








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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18220234

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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