ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH
194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270
cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE

6 Forthriver Parade
, Belfast, BT13 3UU

Offers Over £100,000

Beautifully Appointed Town Terrace Holding A Prime Position Within This Ever Popular Location.

Holding a prime elevated position within this ever popular location, this modernised and luxuriously appointed town house will have immediate appeal. The richly appointed interior comprises 3 bedrooms, spacious lounge with attractive fireplace, modern fitted kitchen incorporating built-in oven and hob with dining area and modern white bathroom suite. The dwelling further offers oil fired central heating, Pvc double glazed windows and exterior doors, extensive use of wood laminate floor coverings and has been maintained to the highest possible standard. Hard landscaped gardens front with open aspect and hard landscaped gardens to rear and low outgoings add the finishing touches to a home ideally suited to the first time buyer or young married couple alike - 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

6 Forthriver Parade
, Belfast, BT13 3UU

🛏 3   🛁 1   🛋 1   ≡

- Beautifully Presented Town Terrace
- 3 Bedrooms, Spacious Lounge
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Modern Fitted Kitchen With Built-in Under Oven & Hob
- Modern White Bathroom Suite
- Hard Landscaped Rear Gardens
- Highest Presentation
- Prime Elevated Position

Entrance Hall
UPvc entrance door, wood laminate floor, double panelled radiator

Lounge
14'7" x 11'4" (4.47 x 3.47)
Feature fireplace with wooden surround, wood laminate floor, double panelled radiator.

Kitchen
13'5" x 15'0" (4.10 x 4.58)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, integrated extractor fan, fridge freezer space, plumbed for washing machine, partly tiled walls, feature pvc panelled wall, Lvf flooring.

Dining Area
Under stair cloak.

Lobby
Upvc rear door, Lvf flooring.

First Floor
Landing, access to roofspace, hot-press.

Bathroom
Modern white suite comprising shower cubicle, electric shower, vanity unit, low flush wc, panelled radiator, Pvc panelled walls and ceiling, Lvf flooring.

Bedroom
11'2" x 10'11" (3.42 x 3.34)
Built-in robe, Lvf flooring, panelled radiator.

Bedroom
12'8" x 11'0" (3.87 x 3.37)
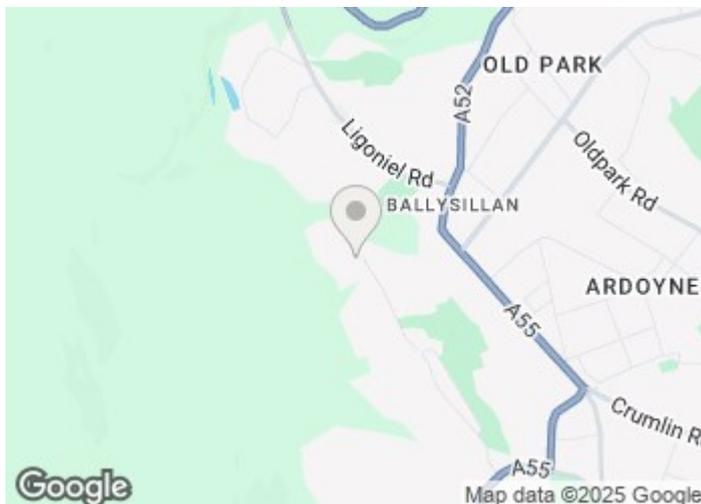Built-in robe, Lvf flooring, panelled radiator.

Bedroom
10'3" x 8'5" (3.14 x 2.57)
Wood laminate floor, panelled radiator.

Outside
Hard landscaped front garden in concrete pavers and vertical panel fencing. Hard landscaped rear in concrete pavers, pvc oil tank, outside tap and light.

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.

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

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Northern Ireland EU Directive 2002/91/EC