



1 Institution Place, Belfast, BT12 4AE

Price Guide £165,000

This fully refurbished extended end-terrace property is within walking distance to Belfast City Centre and easy access to the Motorway network. Bright and spacious throughout the property comprises, comfortable lounge, open plan to dining area, modern fitted kitchen, two good size bedrooms and first floor shower suite. PVC double glazed windows and gas fired central heating are both in place. With similar properties selling fast in the area we are confident this property won't remain on the market for long, therefore early viewing is advised.

- Fully Refurbished End-Terrace Property
- Modern Kitchen With Appliances
- Contemporary Shower Suite
- Double Glazed Windows
- Will Appeal To Range Of Buyers
- Open Plan Living / Dining Area
- Two Good Sized Bedrooms
- Gas Fired Central Heating
- Convenient Location

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) A | Very energy efficient - lower running costs | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 39 | 55 |
| (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | |

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Composite front door.

LOUNGE 19'8" x 12'1" (6.0m x 3.7m)



Solid wood flooring. Tiled fireplace

DINING ROOM 11'1" x 8'10" (3.4 x 2.7)



Solid wood flooring.

OPEN PLAN 30'6" x 12'1" (9.3m x 3.7m)



KITCHEN



Modern range of high and low level units, formica worktops, extractor fan, stainless steel sink unit, plumbed for for washing machine, built in fridge freezer, built in Hotpoint Oven, integrated Indesit dishwasher solid wood flooring and part tiled walls. Built in storage with Ideal Gas boiler.

ON THE FIRST FLOOR

BEDROOM ONE 12'5" x 9'10" (3.8m x 3.0m)



Built in sliding robes.

BEDROOM TWO 9'10" x 7'6" (3.0m x 2.3m)

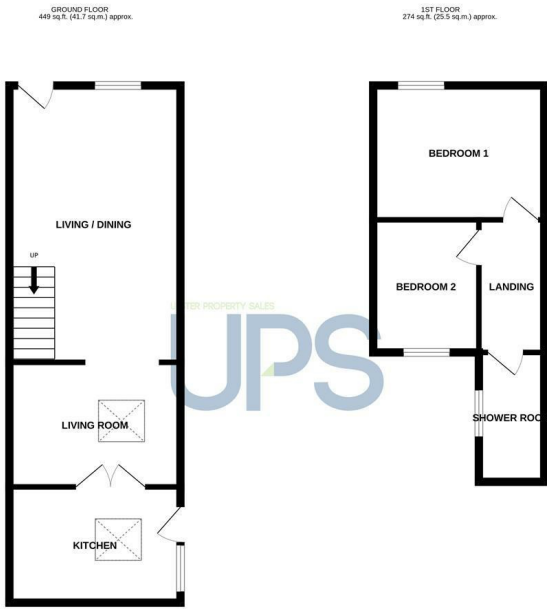


BATHROOM 9'2" x 4'11" (2.8m x 1.5m)



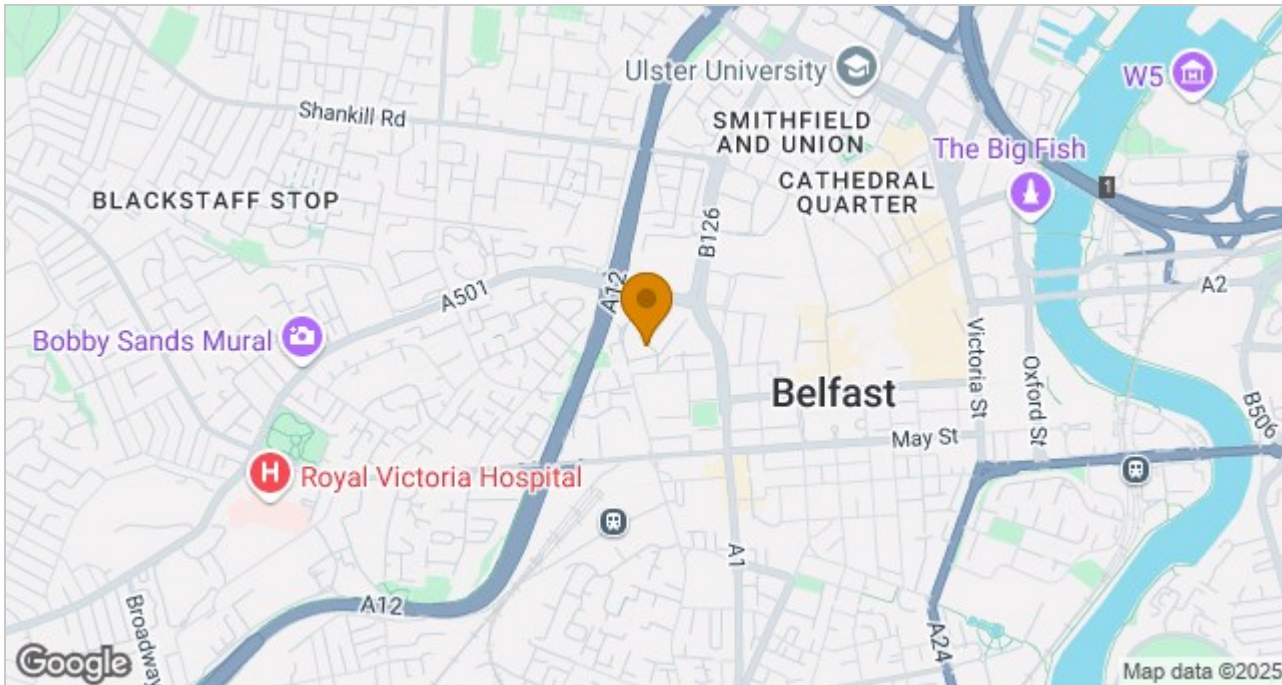
Comprising walk in shower, wash hand basin with built in vanity unit, low flush w.c, part tiled walls and tiled floor.

Floor Plan



TOTAL FLOOR AREA: 723 sq ft. (67.2 sq m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements, floor levels, heights and any other items are approximate and the responsibility is placed on the purchaser in this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, terms and conditions apply to all sales and are subject to the standard conditions of sale set out on the Ulster Property Sales website.

Area Map



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