

## 210 Cliftonville Road , Belfast, BT14 6LB

**Offers Around £179,950**

A Handsome Red Brick Period End Of Terrace Beautifully Presented Within Walking Distance Of The City

A unique opportunity to purchase a beautifully presented period town terrace situated within this ever popular and most convenient location. The bright spacious interior comprises 4 bedrooms over two floors, 2 reception rooms with lounge into bay, newly fitted luxury kitchen incorporating built-in oven and hob and classic white bathroom suite. The dwelling further offers upvc double glazed windows, gas central heating, and has benefited from a program of improvement works over the years creating a beautiful family home with a unique dual aspect to first floor bedrooms. Within walking distance of the City, the new university and the Cathedral Quarter makes this the perfect home or investment opportunity.

Internal inspection 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			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

# 210 Cliftonville Road

, Belfast, BT14 6LB



- Handsome Red Brick Period End Of Terrace
- Classic White Bathroom
- Minutes From The City
- 4 Bedrooms 2 Reception Rooms
- Gas Central Heating
- Highest Presentation
- Modern Fitted Kitchen
- Highly Regarded Location
- Southernly Aspect To Rear

### Enclosed Entrance Porch

Mahogany entrance door, L.V. flooring

### Entrance Hall

Glazed vestibule door, panelled radiator, L.V. floor.

### Lounge into Bay

14'3" x 10'3" (4.35 x 3.14)

Fireplace tiled inset, L.V. flooring.

### Dining Room

10'8" x 7'2" (3.26 x 2.19)

Under stair storage, panelled radiator, L.V. flooring.

### Kitchen

10'9" x 7'4" (3.29 x 2.26)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven oven, ceramic hob, stainless steel canopy extractor fan, fridge/freezer

space, plumbed for a washing machine, splash back, partly tiled walls, Upvc double glazed rear door.

### First Floor

Landing

### Bathroom

Modern white suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush wc, chrome radiator, concealed gas boiler.

### Bedroom

11'0" x 8'2" (3.37 x 2.49)

Double aspect windows, panelled radiator.

### Bedroom into Bay

14'4" x 14'0" (4.38 x 4.28)

Double aspect windows, panelled radiator.

### Second floor

Landing

### Bedroom

10'11" x 8'1" (3.35 x 2.47)

Velux rooflight, panelled radiator

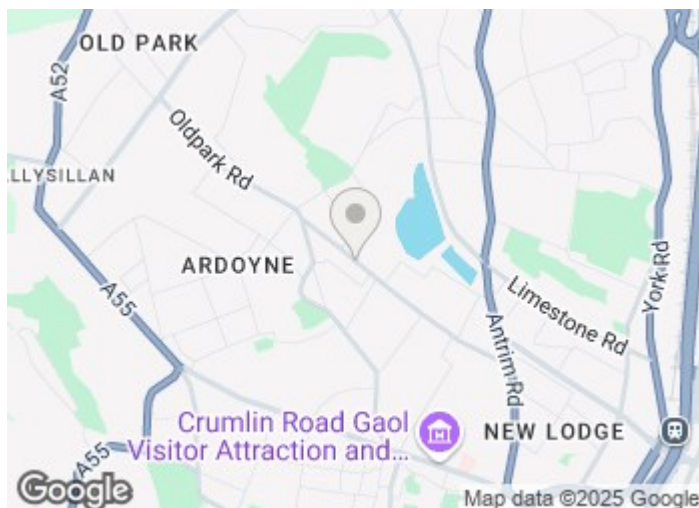
### Bedroom

14'7" x 10'11" (4.46 x 3.35)

Panelled radiator.

### Outside

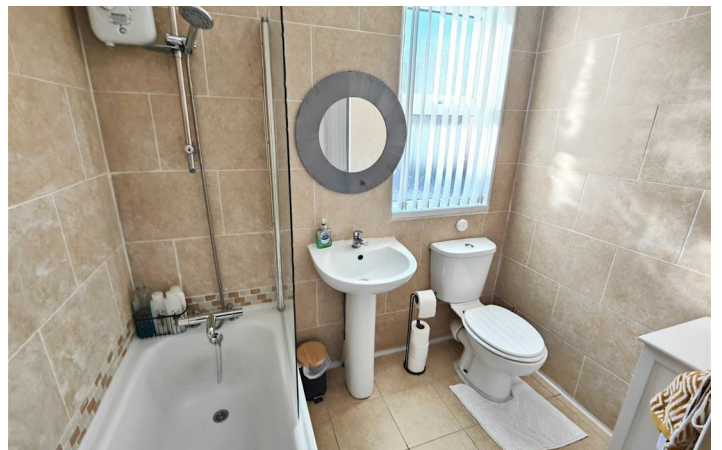
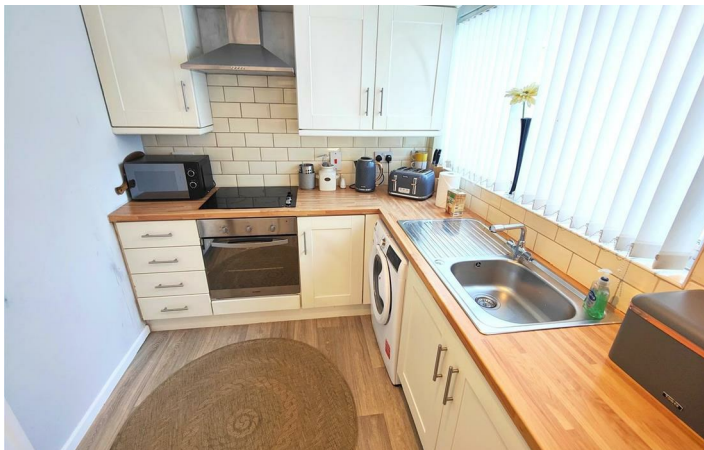
Forecourt enclosed rear yard southernly aspect. Range of outbuildings outside light and tap.



### 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.



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