



ULSTER PROPERTY SALES

# UPS

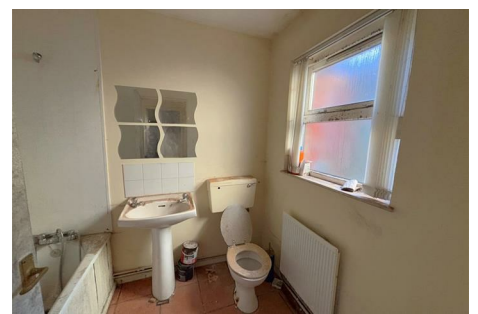
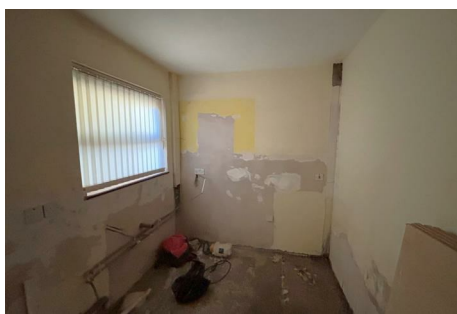
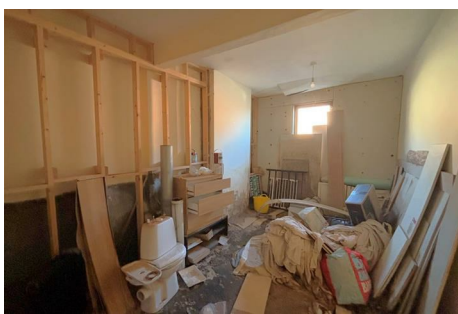
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 66 Enfield Street , Belfast, BT13 3DJ

Extended Red Brick Mid Terrace In This Most Popular Residential Location

A superb opportunity to purchase an extended town terrace situated within this most popular residential area. The accommodation comprises of 2 bedrooms, through lounge, kitchen (all units have been removed) and white bathroom suite to first floor. The dwelling further offers mahogany double glazed windows but does not benefit from a central heating system. A convenient location with excellent local shopping, public transport, schools and public parks all close by makes this an opportunity not to be missed.

A healthy rental and resale market for refurbished homes makes this the perfect project for the canny investor or home buyer alike - Cash Offers Only.

## Offers In The Region Of £75,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

# 66 Enfield Street

, Belfast, BT13 3DJ



- Extended Red Brick Town Terrace
- White Bathroom Suite
- Superb Refurbishment Opportunity
- 2 Bedrooms
- Mahogany Double Glazed Windows
- Thorough Lounge
- Convient Location

### Entrance Hall

Hardwood door.

### Through Lounge

20'8" x 10'4" (6.32 x 3.15)

### Kitchen

11'3" x 6'9" (3.43 x 2.08)

### Bathroom

White bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

### Bedroom

13'6" x 9'8" (4.14 x 2.95)  
Panelled radiator.

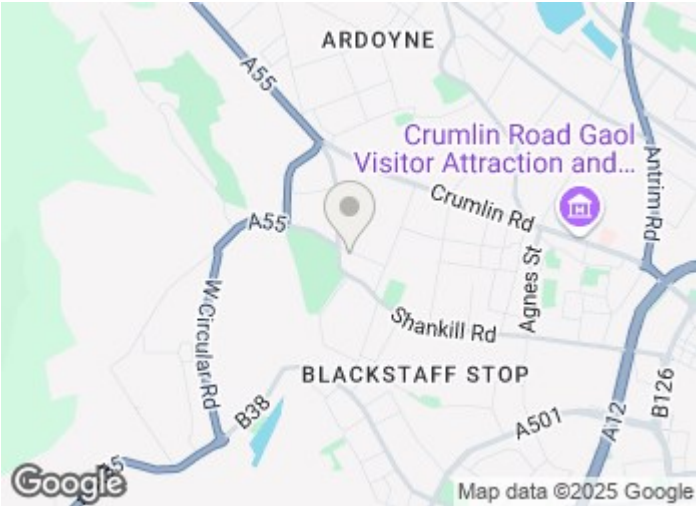
### Bedroom

10'2" x 8'2" (3.10 x 2.49)  
Panelled radiator.

### Outside

Enclosed rear yard.

### First Floor



### 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.

