

## 13 Cliftonville Drive , Belfast, BT14 6LR

**Offers Over £119,950**

Extended Mid Terrace Of Excellent Proportions Holding A Prime Site Within This Much Admired Residential Location.

A beautifully presented and modernised extended town house situated within this exceptionally popular location. The accommodation comprises 2 bedrooms, through lounge, extended fitted kitchen and modern white bathroom suite. The dwelling further offers gas fired central heating, upvc double glazed windows and doors, uPvc fascia and eaves. Enclosed forecourt and private hard landscaped rear with covered storage adds the finishing touches to a home which will have immediate appeal to all who view - Early Viewing is highly recommended.

| 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>                            |  | 69                      | 70        |
| (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 |  |                         |           |
| <b>Northern Ireland</b>                     |  | EU Directive 2002/91/EC |           |

# 13 Cliftonville Drive

, Belfast, BT14 6LR



- Extended Mid Terrace Of Excellent Proportions
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- 2 Bedrooms
- Modern White Bathroom Suite
- Upvc Fascia And Eaves
- Through Lounge
- Gas Central Heating
- Prime Site This Much Admired Residential Location

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, understairs storage.

## Through Lounge

14'9" x 18'11" (4.50 x 5.77)

Wood laminate floor, double panelled radiator.

## Extended Kitchen

12'2" x 8'0" (3.73 x 2.44)

Bowl and half stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, integrated extractor fan,

fridge/freezer space, plumbed for washing machine, partly tiled walls, Lvf flooring, pvc door to rear.

## First Floor

Landing.

## Bathroom

Modern white bathroom suite comprising shower cubicle, telephone hand set, pedestal wash hand basin, low flush wc, built-in storage, ceramic tiled floor, pvc panelled walls & ceiling.

## Bedroom

14'8" x 10'4" at widest (4.49 x 3.17 at widest)

Double panelled radiator.

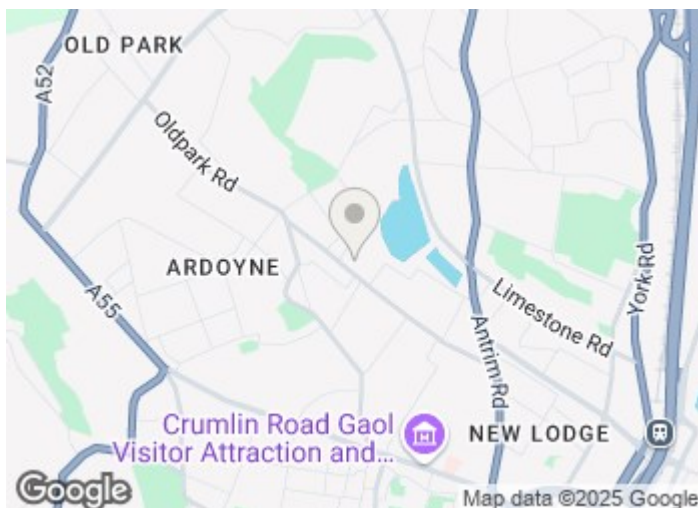
## Bedroom

11'3" x 8'4" (3.45 x 2.56)

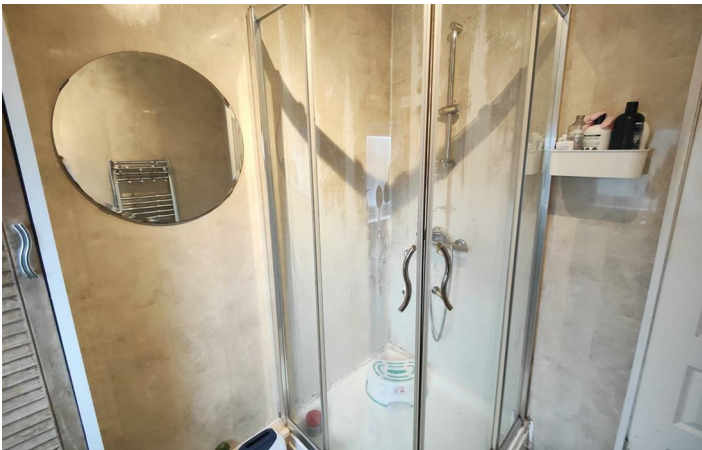
Double panelled radiator.

## Outside

Hard landscaped forecourt, enclosed rear yard, covered storage..

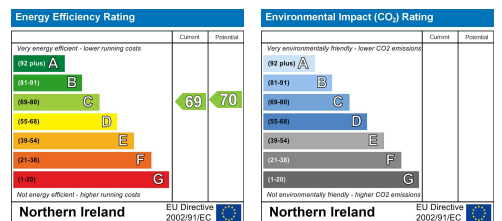


## Directions



# Floor Plan

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