



29 Glencairn Street, Belfast, BT13 3LT

- Mid Terrace
- Lounge; Bow Bay Window
- Fitted Kitchen
- Gas Fired Central Heating
- Convenient Location
- Three Well Proportioned Bedrooms
- Separate Dining Room
- Bathroom With Three Piece Suite
- Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let Investment

Offers Over £79,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, glazed front door with matching glazed fanlight over. Glazed panelled door leading into:

ENTRANCE HALL

Stairwell leading to first floor.

LOUNGE 11'1" x 9'5" (wps)

Bow bay window to front elevation. Tiled, focal point fireplace.

DINING ROOM 10'11" x 10'5" (wps)

Tiled, focal point fireplace. Access into under stairs storage cupboard.



KITCHEN 13'6" x 5'8"

Fitted kitchen with range of high and low level storage units and melamine work surface. Cooker point. Space for fridge freezer. Plumbed for automatic washing machine. Splashback tiling to walls. PVC double glazed door, leading to enclosed rear yard.

FIRST FLOOR

HALF LANDING

BATHROOM

Coloured, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Part tiled walls to bath area. Access to shelved hot press.

LANDING

Stairwell leading to second floor.

BEDROOM 1 13'5" x 11'3"

Ornate decorative fireplace. Twin windows to front elevation. Gas fired central heating boiler.

BEDROOM 2 10'11" x 7'7"

Ornate decorative fireplace.

SECOND FLOOR

LANDING

BEDROOM 3 22'9" x 13'5" (wps)

Ornate decorative fireplace. Velux window.

EXTERNAL

Enclosed rear yard.
External light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Three bedroom, mid terrace property with low maintenance, enclosed rear yard, conveniently located within the popular Glencairn Street, situated off Ballygomartin Road, Belfast, in close proximity to main commuter networks, local amenities, and public transport routes.

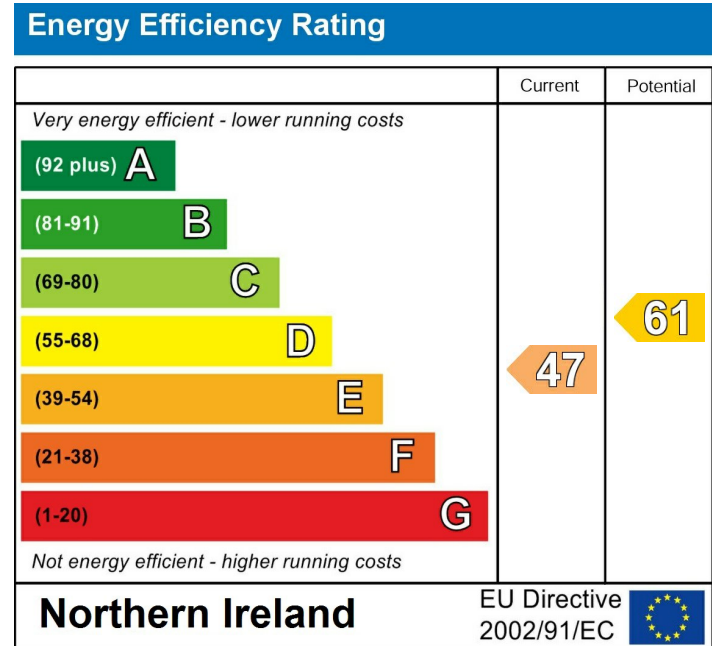
The property comprises entrance porch, entrance hall, lounge with focal point fireplace, separate dining room with focal point fireplace, kitchen, three well proportioned bedrooms, and bathroom with three piece suite.

Externally, the property enjoys an enclosed, low maintenance yard to the rear.

Other attributes include gas fired central heating, part double glazing and convenient location.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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