


19 Laganvale Street, Belfast,
County Antrim, BT9

Asking Price: £172,500

 **Reeds Rains**

reedsrains.co.uk

Laganvale Street, Belfast, County Antrim, BT9

Asking Price: £172,500

EPC Rating: D

DESCRIPTION

We are delighted to offer for sale this stunning mid terrace home, located just off the Lockview Road in South Belfast. The property is in a prime residential location in Stranmillis, offering a short stroll to the many local shops & cafe's in Stranmillis Village, Queen's University, Cutters Wharf Bar & Restaurant, and Stranmillis Boat Club. Metro bus services to the Belfast City Centre can also be found nearby.

Internally, on the ground floor the home comprises a bright and spacious open plan living & dining area, with a modern kitchen to include integrated appliances, and on the first floor, you can find two double bedrooms, with both having their own ensuite shower rooms. There is a small garden to the front and a very generously sized yard to the rear. The property further benefits from PVC double glazing and a gas fired central heating system.

There is always very high demand within Stranmillis, especially in this area, so we would recommend viewing at your earliest convenience to avoid any disappointment.

GROUND FLOOR

Kitchen/Dining/Room

22'4" x 12'5" (6.8m x 3.78m)

A beautiful open plan living area with tiled floor throughout. There is a bright bay window in the living area. The kitchen has integrated appliances to include a four ring gas hob & electric oven, as well as an extractor hood.

There is also a large drainer with mixer tap, and the kitchen has also been plumbed for a washing machine. The kitchen has been finished with partially tiled walls.

FIRST FLOOR

Bedroom One

8'9" x 8' (2.67m x 2.44m)

A double bedroom with laminate flooring and ensuite shower room.

Ensuite Shower Room

8'9" x 3'3" (2.67m x 1m)

The ensuite shower room has a tiled floor, wash hand basin with mixer tap and tiled splashback, and a shower cubicle with a thermo-controlled over head shower unit.

Bedroom Two

8'9" x 8' (2.67m x 2.44m)

A double bedroom with laminate flooring and ensuite shower room.

Ensuite Shower Room

8'9" x 3'3" (2.67m x 1m)

The ensuite shower room has a tiled floor, wash hand basin with mixer tap and tiled splashback, and a shower cubicle with a thermo-controlled over head shower unit.

OUTSIDE

There is a small gated garden to the front, and a very generous rear yard.

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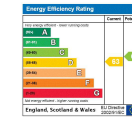
All Measurements
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.