



1 Rathdrum Street, Belfast, BT9 7GB

Guide Price £295,000

Rathdrum Street is located just moments from the vibrant and bustling Lisburn Road with cafes, shops & restaurants all on your doorstep. Completely renovated and tastefully decorated throughout, the spacious accommodation comprises open plan living / kitchen / dining room, utility room, ground floor shower room, four excellent bedrooms (two with en-suite shower rooms) and modern first floor shower room. Further benefits include gas fired central heating and double glazed windows. Located within close proximity to a host of amenities along with excellent transport links, the property is also within walking distance to Belfast City Centre and will appeal to a range of potential purchasers.

- Recently Renovated End Terrace Property
- Open Plan Kitchen / Living / Dining Room
- Utility Room & Ground Floor Shower Room
- Gas Fired Central Heating / Fully Double Glazed
- Four Bedrooms (Two With Ensuite Shower Rooms)
- Contemporary Fitted Kitchen With Range Of Integrated Appliances
- First Floor Modern Shower Room
- Lisburn Road Location Within Walking Distance To Shops, Cafes & Restaurants

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
Northern Ireland			
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Composite front door.

**OPEN PLAN KITCHEN / LIVING / DINING
22'3" x 14'9" (6.8 x 4.5)**



Range of high and low level units, island unit with single drainer sink unit & mixer tap, integrated fridge / freezer, integrated fridge / freezer, integrated double oven, hob & extractor fan.



UTILITY ROOM 10'2" x 6'6" (3.1 x 2.0)



High and low level units, plumbed for washing machine & tumble dryer, single drainer sink unit with mixer tap.

SHOWER ROOM

Low flush W.C, wash hand basin with storage below, enclosed shower, part tiled walls, tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 12'9" (4.0 x 3.9)

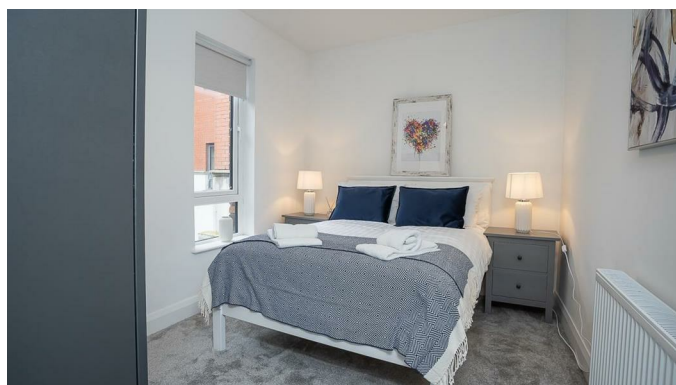


Built in cupboard.

ENSUITE

Low flush W.C, wash hand basin, enclosed shower.

BEDROOM TWO 12'5" x 8'10" (3.8 x 2.7)



SHOWER ROOM



Low flush W.C, wash hand basin, enclosed shower.

ON THE SECOND FLOOR

BEDROOM THREE 12'1" x 10'5" (3.7 x 3.2)



Velux window.

ENSUITE

Low flush W.C, wash hand basin, enclosed shower, part tiled walls, tiled floor.

BEDROOM FOUR 11'9" x 11'1" (3.6 x 3.4)

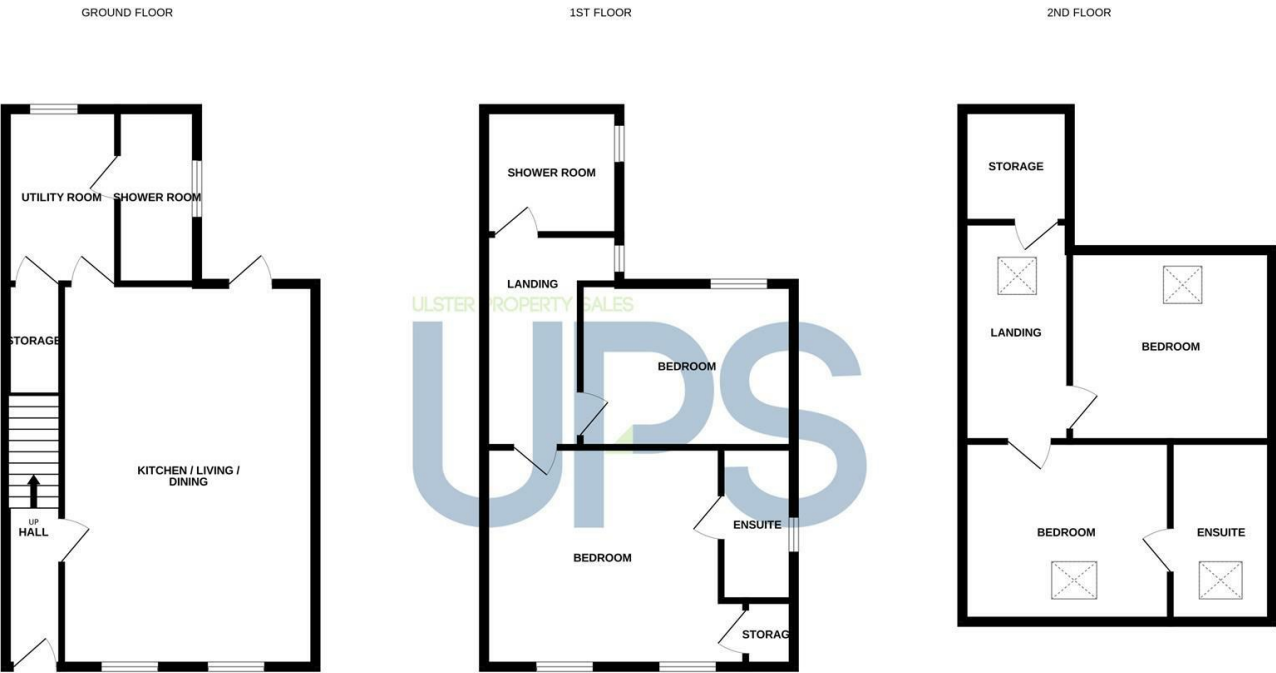


Velux window.

OUTSIDE

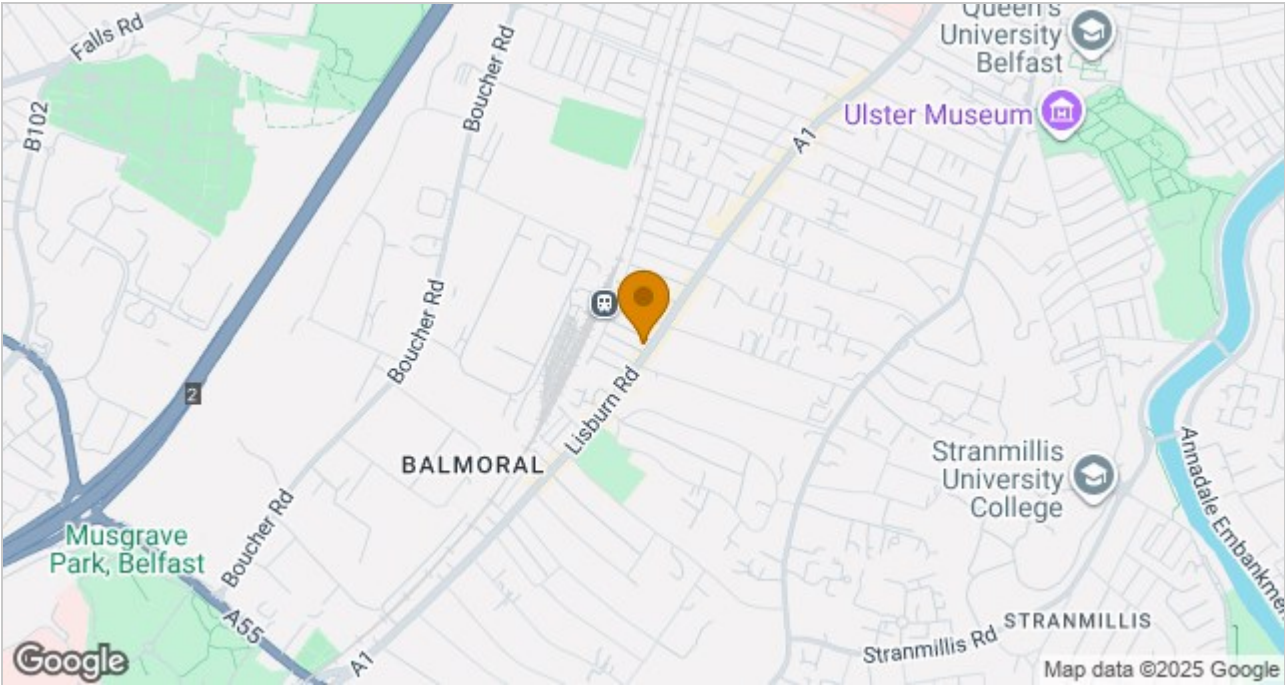
Enclosed rear yard.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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