



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



28 ETHEL STREET

Belfast BT9 7FW

- Attractive Mid Terrace
- Comfortable Lounge / Dining
- Modern Kitchen Open Plan To Dining
- Two Good Sized Bedrooms
- Modern Bathroom Suite
- Gas Fired Central Heating
- PVC Double Glazing
- Enclosed South Facing Garden
- Convenient Location With Walking Distance To Shops, Restaurants & Many Other Amenities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

£1,200 Per Month

28 Ethel Street , Belfast, BT9 7FW



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Hardwood front door.

LOUNGE / DINING

23'7" x 9'10" (7.2 x 3.0)

Wood flooring with feature fireplace.

KITCHEN / DINING

17'8" x 8'2" (5.4 x 2.5)

Excellent range of low level units, built in oven with 4 ring

induction hob, extractor fan, stainless steel sink unit with drainer, plumbed for washing machine, ceramic tiled floor and part tiled walls. Access to south facing paved patio.

ON THE FIRST FLOOR

BEDROOM ONE

13'1" x 10'2" (4.0 x 3.1)

BEDROOM TWO

11'1" x 7'10" (3.4 x 2.4)

BATHROOM

Modern white suite comprising

panel bath with electric shower, low flush W.C, wash hand basin part tiled walls and ceramic tiled floor.

OUTSIDE

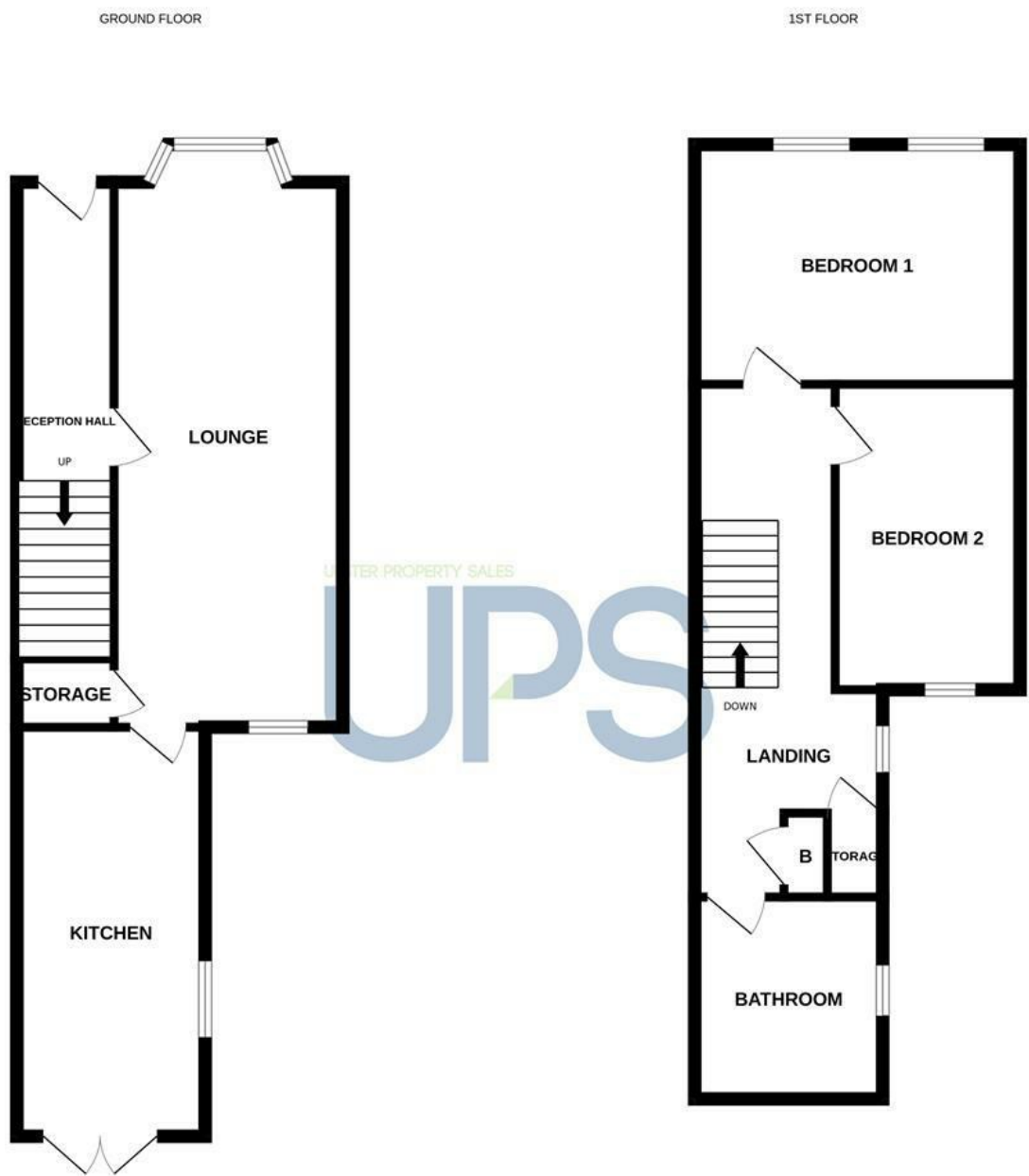
Enclosed south facing garden to rear.



Directions

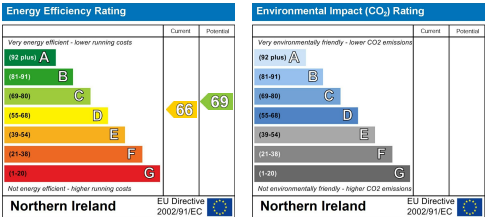


Floor Plan



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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