



50 Chadwick Street, Belfast, BT9 7FD

Price Guide £225,000

Conveniently located off the Lisburn Road, close to many restaurants and boutiques, this attractive mid terrace property offers potential purchasers the opportunity to purchase in one of the most popular areas of South Belfast. The property has undergone extensive refurbishment over the past few years including damp proofing, new flooring throughout, the addition of gas fired central heating with new radiators, new windows and an integrated alarm system. A newly installed kitchen and shower suite are further benefits. Bright and spacious throughout, the accommodation comprises open plan living / dining, spacious kitchen, three good sized bedrooms and modern bathroom suite. With close proximity to the City Centre, main hospitals, an abundance of social and recreational amenities and excellent transport links, this area is proving extremely popular with first time buyers or investors seeking a lucrative rental income.

- Beautifully Presented Terraced Home
- Recently Refurbished To A High Standard Throughout To Include A Damp Proof Course, Flooring, Heating & PVC D/G Windows
- Front Living Room With Bay Window Open Plan To Dining Room
- Newly Fitted Contemporary Kitchen With Range Of Integrated Appliances
- Three Excellent Bedrooms
- Luxury Shower Suite
- Gas Fired Central Heating With The Addition Of Newly Fitted Radiators
- Enclosed Rear Yard
- An Ideal Home For Owner Occupiers Or Investors
- Convenient Location Within Walking Distance To The Cafes, Restaurants & Shops Along The Lisburn Road

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
RECEPTION HALL



PVC front door.

LIVING ROOM 12'5" x 9'2" (3.8 x 2.8)



DINING ROOM 10'9" x 6'10" (3.3 x 2.1)



Door to enclosed rear yard. Storage under stairs.

KITCHEN 17'0" x 8'2" (5.2 x 2.5)



Contemporary fitted kitchen with excellent range of high and low level units, integrated washing machine & dishwasher, sink with mixer tap.



ON THE FIRST FLOOR

Access to partially floored loft via ladder.

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



BEDROOM TWO 10'5" x 8'6" (3.2 x 2.6)



BEDROOM THREE 11'5" x 7'10" (3.5 x 2.4)

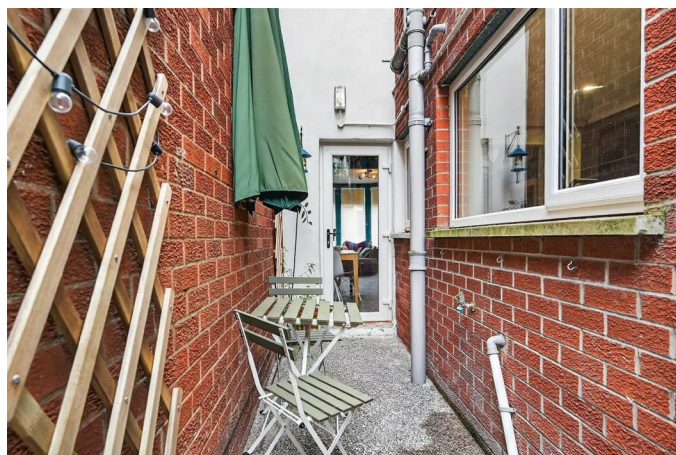


SHOWER ROOM



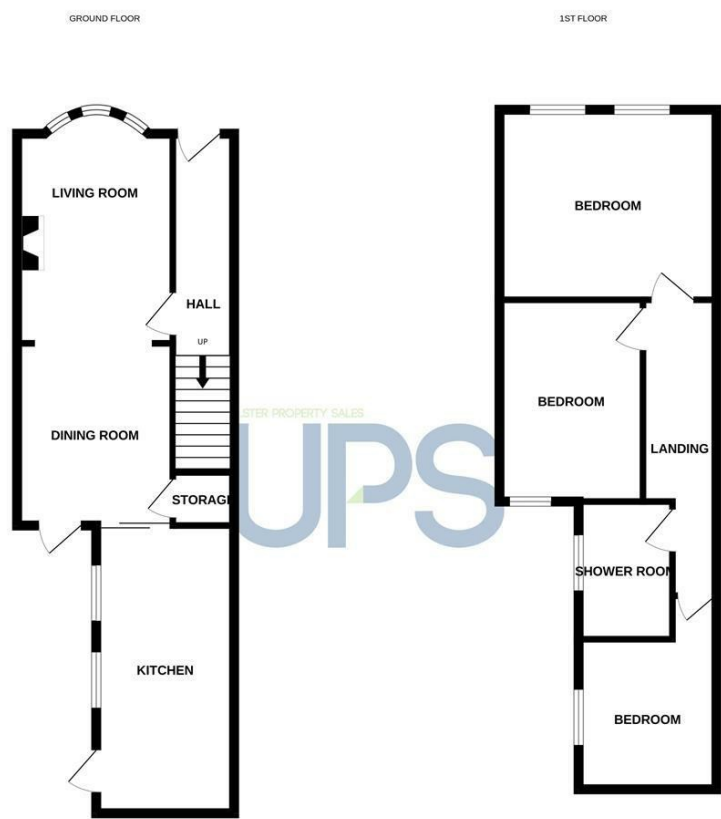
Contemporary suite comprising double shower enclosure, wash hand basin with storage unit below, low flush W.C.

OUTSIDE



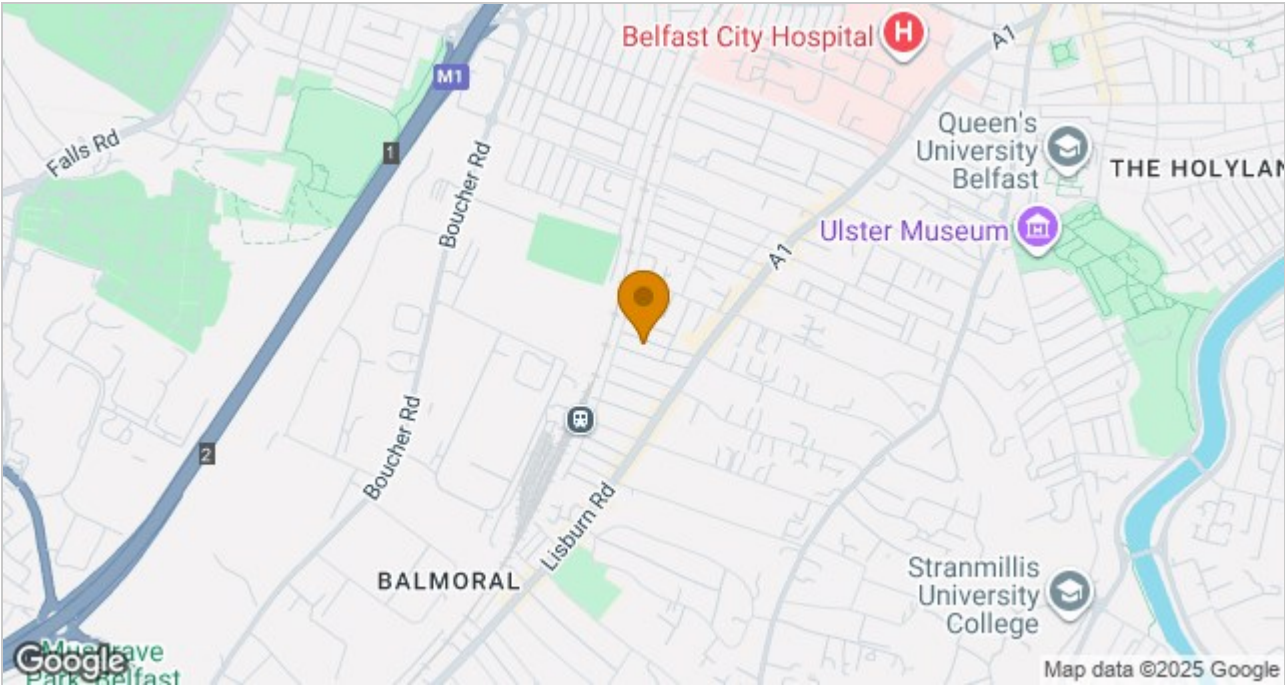
Enclosed rear yard.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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