



15 Elaine Street, Belfast, BT9 5AR

Price Guide £235,000

We are pleased to offer for sale this red brick terrace property located in the heart of the popular Stranmillis Village. The well proportioned accommodation comprises living room, separate dining, modern kitchen, four good sized bedrooms with two separate shower suites. The property further benefits from gas fired central heating, double glazed windows and enclosed rear yard. Within walking distance to a range of local amenities including cafés, restaurants and shops. Queens University, PEC and Stranmillis College are also nearby. Viewing is highly recommended.

- Excellent Mid Terrace Property
- Two Reception Rooms
- Two Separate Shower Suites
- Prime Location
- Within walking distance to Queens University
- Four Good Sized Bedrooms
- Modern Kitchen
- Gas Central Heating / PVC Double Glazed Windows
- Chain Free

Energy Efficiency Rating		Current	Potential
(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			

Current	Potential
61	74

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE HALL**



Tiled flooring.

LOUNGE 13'9" x 10'2" (4.2 x 3.1)



Laminate flooring.

DINING ROOM 11'5" x 10'9" (3.5 x 3.3)



Under stairs storage.

KITCHEN 10'9" x 7'10" (3.3 x 2.4)



Modern range of high and low level units, plumbed for washing machine, built in oven with 4 ring electric hob, extractor fan, stainless steel sink unit with mixer tap, part tiled walls and tiled flooring.

ON THE FIRST FLOOR



LANDING

Built in storage.

BEDROOM ONE 13'9" x 11'5" (4.2 x 3.5)



BEDROOM TWO 11'1" x 8'6" (3.4 x 2.6)



BEDROOM THREE 13'9" x 11'9" (4.2 x 3.6)



SHOWER SUITE ONE



White suite comprising pedestal wash hand basin and mixer taps, thermostatic shower, low flush w.c and tiled walls.

SHOWER SUITE TWO

White suite comprising low flush w.c, pedestal wash hand basin, thermostatic shower and tiled walls.

ON THE SECOND FLOOR

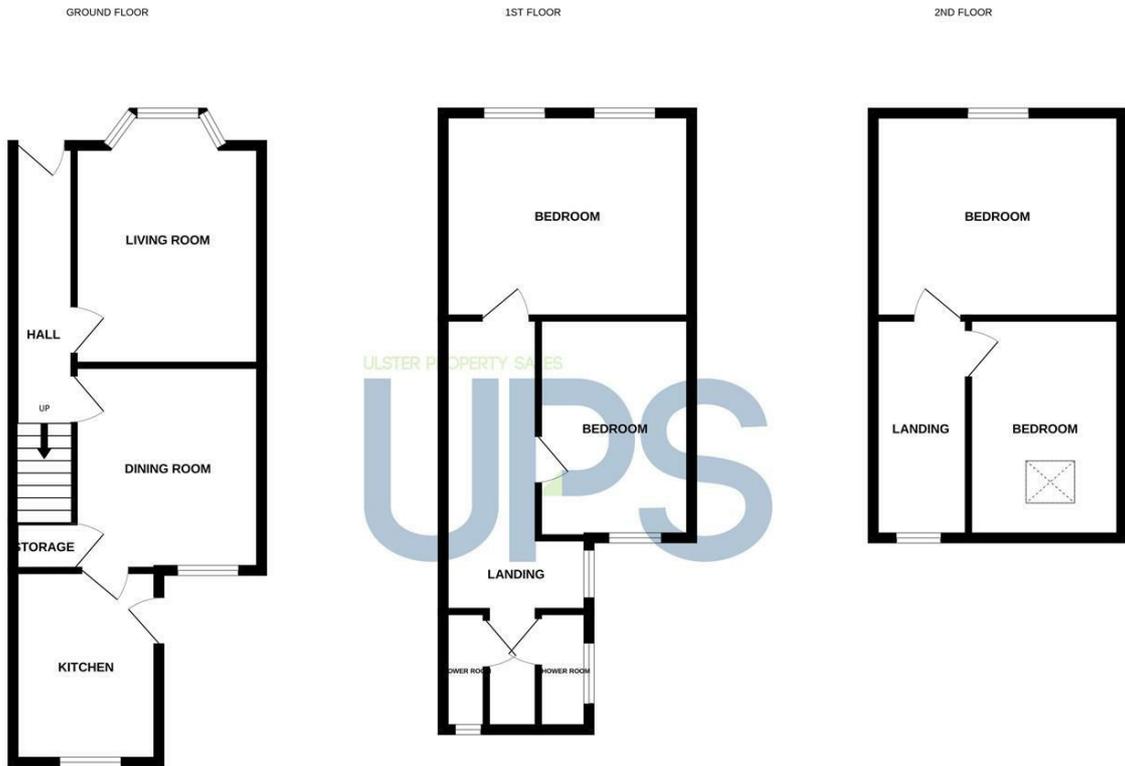
BEDROOM FOUR 11'1" x 8'6" (3.4 x 2.6)

OUTSIDE



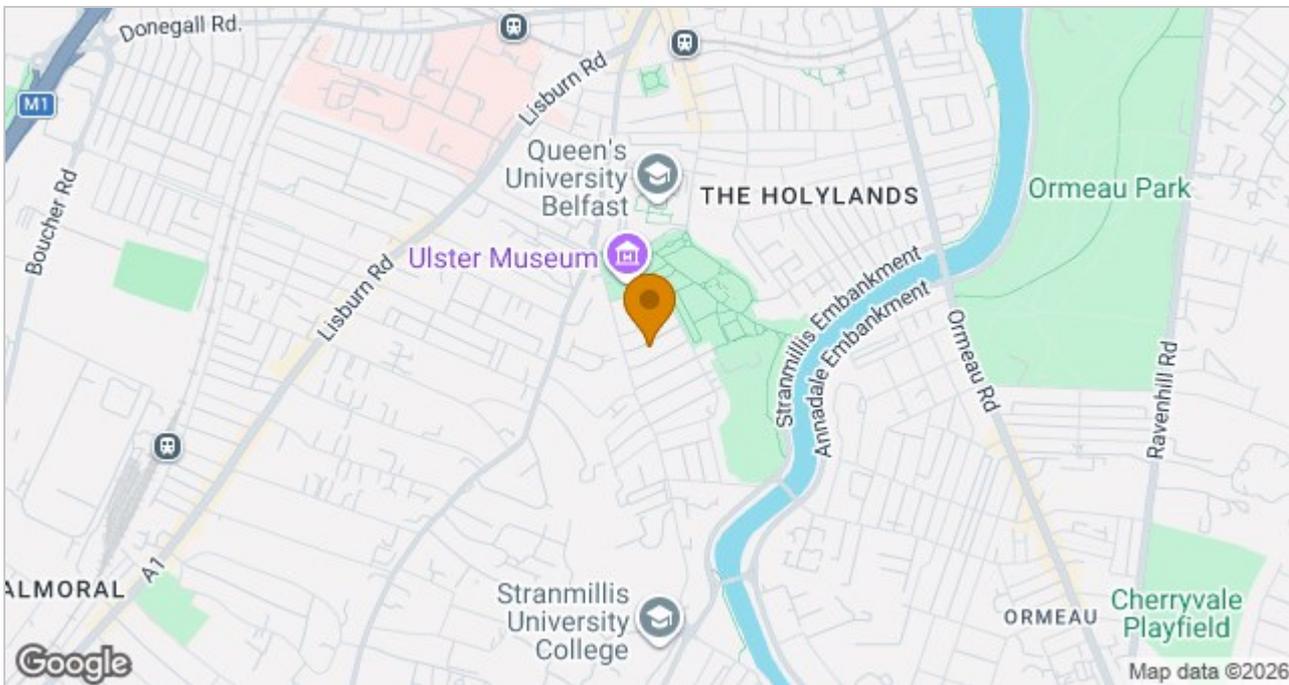
Enclosed yard to rear.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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