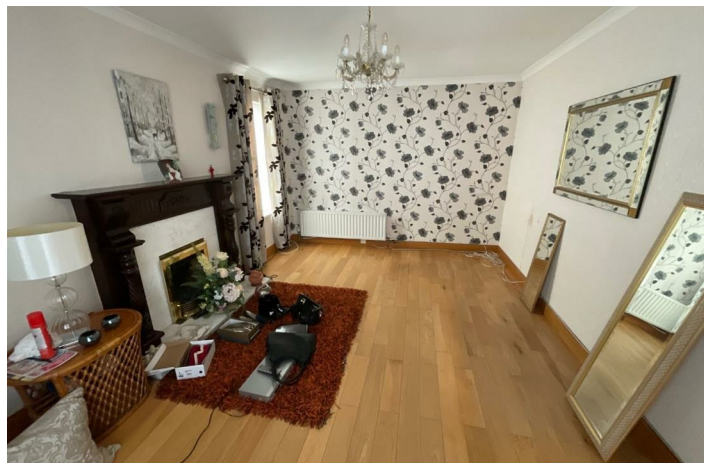
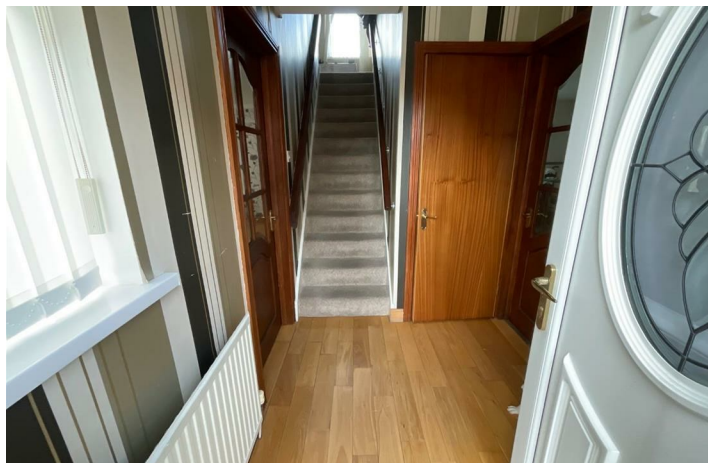
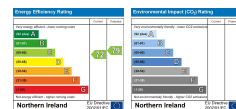




3 Leroy Street  
Belfast, BT14 8AU

Offers in excess of  
£85,000



# 3 Leroy Street

, Belfast, BT14 8AU

Offers in excess of £85,000



CASH OFFERS ONLY! A keenly priced property in an area of high demand with obvious investment potential.

Internally the dwelling comprises entrance hall, bright reception, fitted kitchen with dining area, downstairs WC, classic white four piece bathroom suite and three bedrooms. Outside there is a secure driveway and decking to the rear.

The property further benefits from gas fired central heating and UPVC double glazing throughout.

Leroy Street is conveniently located close to many leading shops and amenities including Ballysillan Dental Practice, Ballysillan Leisure Centre, Iceland and both the Boys and Girls Model. It also shares excellent bus links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with glass inset, enclosed electricity meter, wood laminate flooring, panelled radiator, stairs to first floor

### Living Room 15'8" x 10'7" (4.80m x 3.24m)

Tiled fireplace and surround with electric fire inset, wood laminate flooring, 2 double panelled radiators

### Kitchen 15'11" x 11'11" (4.87m x 3.65m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, plumbed for a washing machine, wall mounted gas boiler, tiled flooring, double panelled radiator, dining space, leading to:

### Rear Hall

Under stair storage, tiled flooring, access to rear yard

### Downstairs WC

Low flush WC, wall mounted wash hand basin, panelled radiator, tiled flooring and walls, extractor fan

## First Floor

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin, panelled bath and free standing shower, tiled flooring and walls, recessed lighting, heated towel rail

### Bedroom 1 9'1" x 12'2" (2.78m x 3.73m)

Wood laminate flooring, panelled radiator, access to roof space

### Bedroom 2 9'10" x 10'11" (3.02m x 3.33m)

Enclosed storage cupboard, panelled radiator

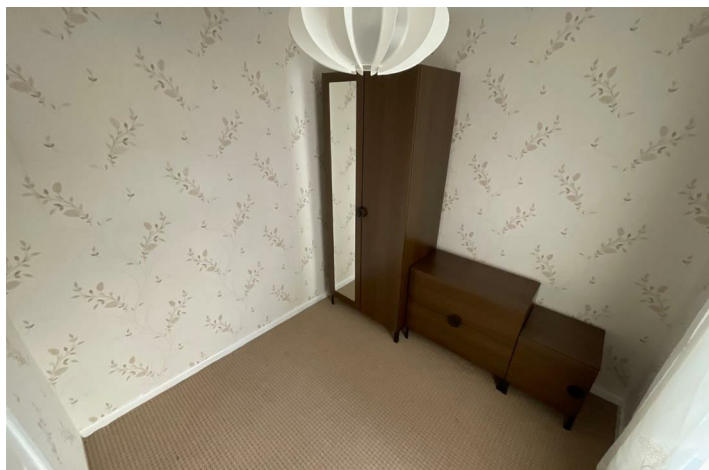
### Bedroom 3 7'7" x 7'10" (2.32m x 2.41m)

Panelled radiator

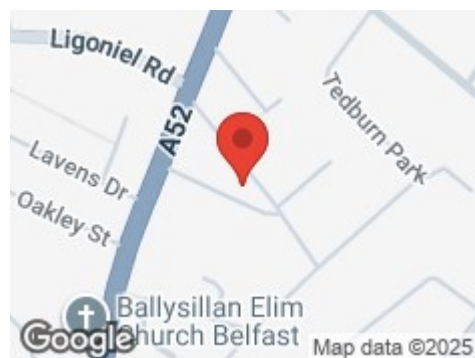
## Outside



Brick privacy wall with metal entrance gate, secure driveway, mature shrubbery, decking to rear



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.