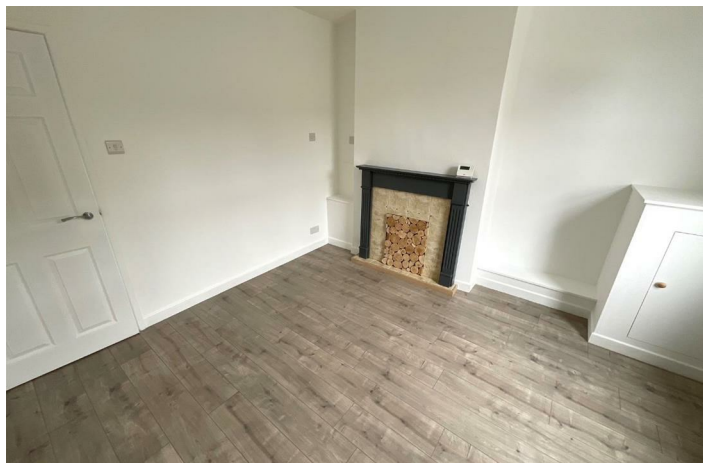
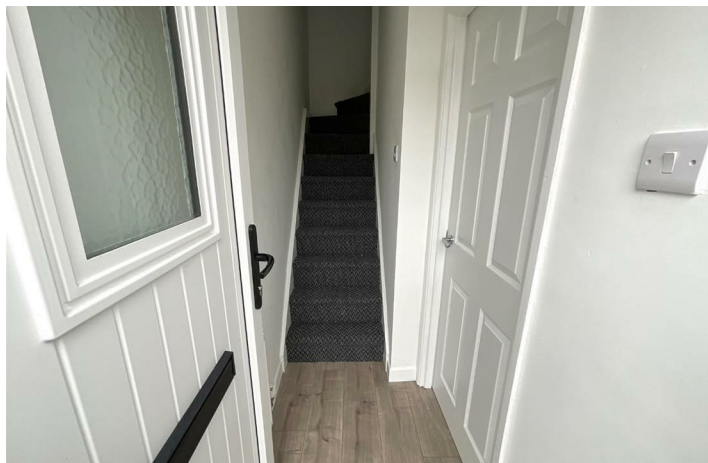
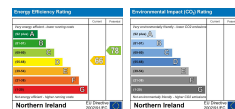




3 Caledon Street
 Belfast, BT13 3AX

Asking price
 £90,000



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, Belfast, BT13 3AX

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An exceptionally well presented townhouse in an area of high demand which has undergone significant refurbishment and is sure to appeal to first-time buyers and investors alike.

Internally the dwelling comprises entrance hall, bright reception, brand new fitted kitchen with dining space, rear hall, brand new downstairs bathroom and two first floor bedrooms. Outside there is an enclosed yard to the rear.

The property further benefits from gas fired central heating, brand new uPVC double glazing through and all within a sought after cul-de-sac location.

Caledon Street is ideally situated close to major hospitals, Ulster University campus, highly regarded schools, Tesco, Lidl, Home Bargains and JD Gyms. It also shares excellent transport 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 smoked glass inset, wood laminate flooring, double panelled radiator, stairs leading to first floor

Living Room 11'11" x 11'6" (3.65m x 3.51m)

Attractive fireplace and surround, under stair

storage, wood laminate flooring, double panelled radiator, enclosed gas and electricity meters

Kitchen 6'10" x 14'1" (2.09m x 4.31m)

Brand new fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, enclosed gas boiler, double panelled radiator, wood laminate flooring, dining area

Back Hall

Wood laminate flooring, access to rear yard

Downstairs Bathroom

Brand new three piece bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachments overhead, vinyl flooring, pvc cladded walls and ceiling, recessed lighting, panelled radiator

First Floor

Landing

Enclosed storage cupboard, access to roof space

Front Bedroom 9'1" x 14'2" (2.78m x 4.32m)

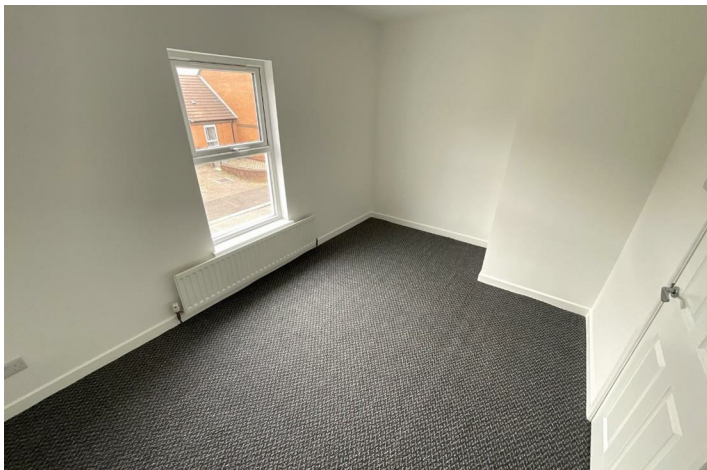
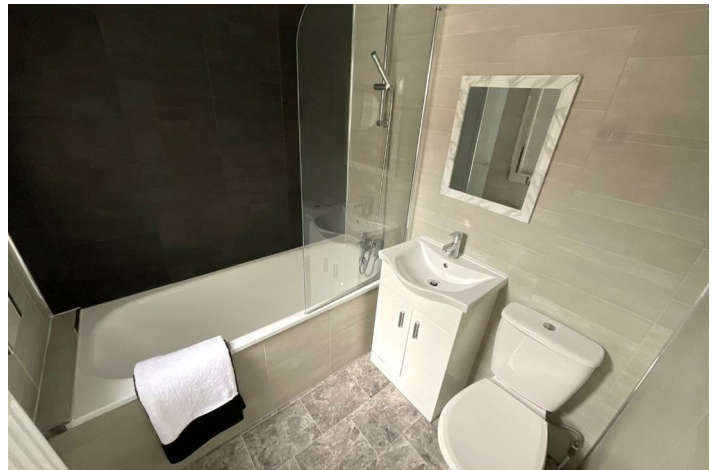
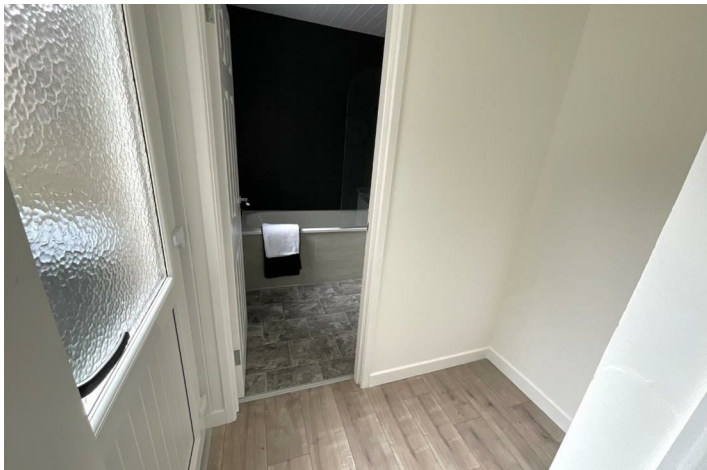
Panelled radiator

Rear Bedroom 6'8" x 14'1" (2.04m x 4.31m)

Panelled radiator

Outside

Enclosed rear yard with access to rear entry



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.