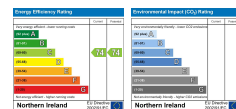




185 Tennent Street
 Belfast, BT13 3GF

Offers in excess of
£220,000



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An immaculately presented townhouse which boasts the highest quality of fixtures and fittings throughout and will be of particular interest to first-time buyers and those with a growing family.

No expense has been spared in the modernisation of this dwelling which comprises of entrance hallway, bright reception, fitted kitchen with dining space, utility room, downstairs shower room, luxury master bathroom and four well proportioned bedrooms (three with walk-in wardrobes). Outside there is a low maintenance, fully enclosed rear yard.

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

Tennent Street is conveniently located between the ever-popular Crumlin and Shankill Road's and is close to many leading shops and amenities including Lidl, Iceland and a wealth of independent retailers. 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 Hallway

PVC front door with smoked glass inset, wood laminate flooring, traditional cast iron style radiator, stairs leading to first floor

Reception 14'1" x 11'3" (4.31m x 3.43m)

Double fronted windows allowing for plenty of natural light, traditional cast iron style radiator

Kitchen 18'0" x 8'11" (5.50m x 2.73m)

Modern fitted kitchen with a wide range of high and low level units and marble effect worktops, integrated oven and hob with extractor hood, wood laminate flooring, 2 panelled radiators

Utility Room

Spacious utility with ample counter space, wall mounted gas boiler, wood laminate flooring, panelled radiator, access to enclosed rear yard

Downstairs Shower Room

Low flush WC, wall mounted wash hand basin and free standing rainfall shower, tile effect laminate flooring, PVC cladded walls, extractor fan, heated towel rail

First Floor

Landing

Enclosed water system with additional storage, traditional cast iron style radiator, stairs leading to second floor

Master Bathroom

Luxury white bathroom suite including low flush WC, pedestal wash hand basin and free standing roll top bath, wood laminate flooring, exposed Belfast brick feature wall, traditional cast iron style radiator, recessed lighting, exterior fan

Bedroom 1 9'8" x 12'0" (2.95m x 3.66m)

Double fronted windows allowing for plenty of natural light, walk-in wardrobe, double panelled radiator, wood laminate flooring

Bedroom 2 9'0" x 8'2" (2.75m x 2.51m)

Wood laminate flooring, double panelled radiator

Second Floor

Bedroom 3 10'2" x 11'11" (3.12m x 3.65m)

Walk-in wardrobe, wood laminate flooring, double panelled radiator

Bedroom 4 11'10" x 11'6" (3.61m x 3.53m)

Walk-in wardrobe, wood laminate flooring, panelled radiator, access to roof space

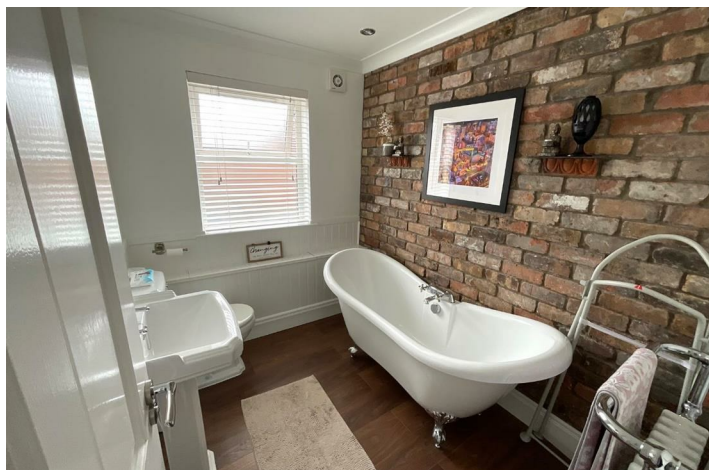
Outside

Front

Metal privacy fence with metal entrance gate, artificial lawn, access to rear yard via side gate

Rear

Paved patio area, wood panelled fencing surround with seating space and planted with various shrubs and trees, water tap



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.