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**49 ST ALBANS GARDENS  
STRANMILLIS,  
BELFAST  
BT9 5DR**



- **Two Bedroom End Terrace Property**
- **Sun-Trap Garden to Front**
- **Secure Yard To Rear**
- **Ideal Stranmillis Location for Professionals and Students**
- **Double Glazed Windows and Oil Fired Central Heating**
- **Chain Free**

**Offers Around: £175,000**

A handsome Victorian end-terraced property situated in Stranmillis Village. Offered to the sales market. The house has double glazed windows and oil fired central heating.

The house contains an entrance hallway, spacious lounge with bay window, kitchen to rear with access to a secure yard. The house is completed by two double bedrooms and a family bathroom with three piece suite.

Early viewing is highly recommended as the house will appeal to a wide range of buyers.

## Ground Floor

### ENTRANCE HALL:

Laminate flooring, ceiling rose.

### LIVING ROOM:

**23' 04" x 9' 0" (7.11m x 2.74m)**

Laminate flooring, bay window, good natural lighting, access to under-stairs storage.

### KITCHEN:

**10' 08" x 6' 0" (3.25m x 1.83m)**

Range of high and low level units, laminate work-surfaces, tiled splash-back, stainless steel sink and drainer, linoleum flooring, access to rear yard.



## FIRST FLOOR

### LANDING



### BEDROOM (1):

11' 05" x 9' 10" (3.48m x 3m)

Laminate flooring, good natural lighting.



### BEDROOM (2):

10' 07" x 7' 05" (3.23m x 2.26m)

Laminate flooring, good natural lighting.



### BATHROOM:

Paneled bath with shower above, pedestal wash hand basin, low flush WC. Part tiled walls, linoleum flooring, good natural lighting.





**Outside**

Secure concrete yard to rear, sun-trap front garden with grass and herbaceous borders.

**LOCATION**

Turn off Stranmillis Road on Sandymount street, following the street round to your right and the property is on the corner of Sandymount and St Albans.

**OTHER INFO:**

**Rates: £1679** per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		