

GERARD MCCLINTON  
ESTATE AGENT



49 Deacon Street, Belfast, BT15 3EG

Offers over £149,950



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# 49 Deacon Street

Belfast, BT15 3EG

- Newly renovated & superbly presented mid terrace
- Spacious open plan living with feature wall and dining area
- Newly fitted contemporary shower room with matt black trims
- New damp proof course, updated electric fuse board and woodworm treatment
- Low maintenance rear patio garden
- Three bedrooms
- Extended luxury kitchen with brand-new fitted units and appliances
- Newly installed Gas central heating boiler and new radiators
- Fully redecorated and new flooring throughout
- An excellent first time home or buy to let

Without a doubt, this has to be one of the best properties for sale in this area right now. Newly refurbished, this three bedroom mid terrace house will be an exceptional purchase for first time buyers or buy to let landlords.

On the ground floor, the entrance Hall leads you into a very deceptively spacious open plan living dining room. This room has a bay window to the front bringing in loads of natural light, newly laid Chevron style laminate wooden floor which flows seamlessly into the kitchen. A contemporary fluted wood feature wall and cozy snug area add further character to this room.

The kitchen, previously extended, has a brand-new luxurious fitted kitchen added which includes a range of fitted appliances, a beautiful Belfast style sink with bronze mixer tap, tiled splashback, a handy breakfast bar with double socket and USB ports and two double glazed windows overlooking the rear patio garden.

On the first floor, there are three bedrooms, two spacious double rooms and one larger than average single room, all with new carpet and full redecoration. The shower room is fitted with a brand-new contemporary suite which includes corner shower cubicle with matt black trim, oversized rain style head and a separate hand shower and the loft has been insulated

Outside to the rear is a low maintenance patio garden, with artificial lawn and newly repainted crisp white walls

To future proof the property, the sellers have also had a new damp proof course and re-plastering, new gas boiler and radiators, woodworm treatment, roof space insulation and new electric fuse board with updated sockets.



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## Entrance hall

**Open plan living dining room** 23'2" x 8'11" (7.07 x 2.72)

**Kitchen** 17'11" x 7'7" (5.48 x 2.33)

## First floor landing

**Bedroom 1** 9'5" x 8'10" (2.88 x 2.71)

**Bedroom 2** 10'11" x 7'4" (3.35 x 2.25)

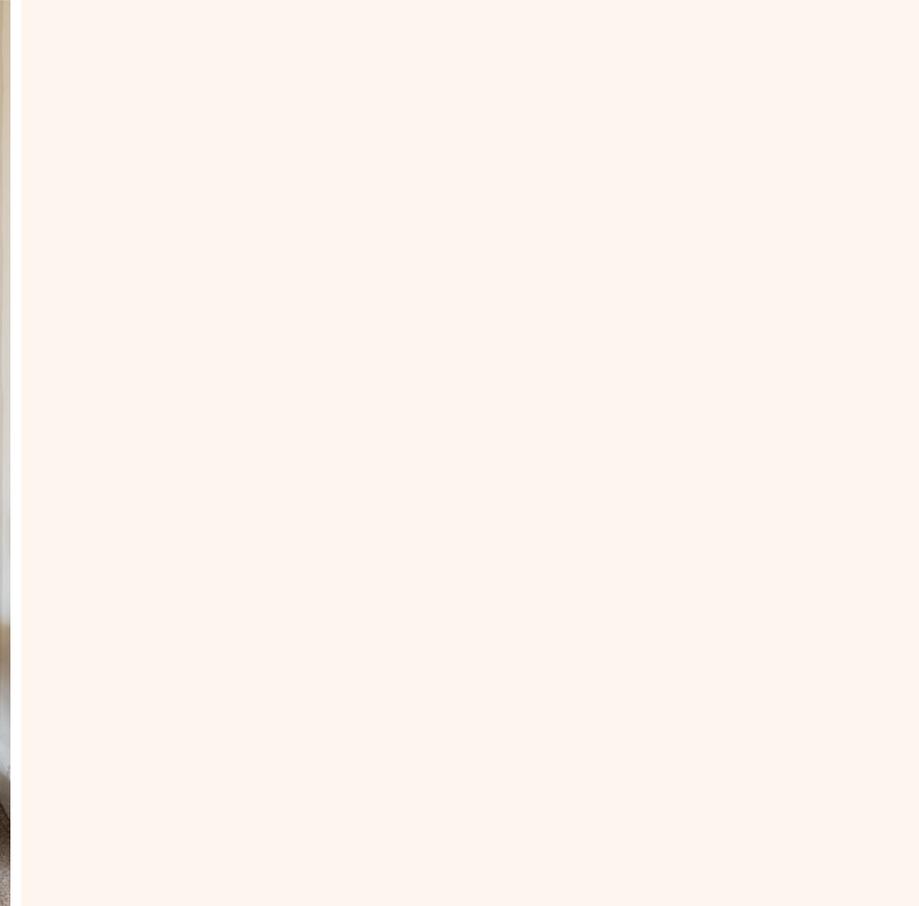
**Bedroom 3** 7'7" x 5'11" (2.32 x 1.81)

**Shower room** 5'10" x 5'0" (1.78 x 1.54)

**Outside**



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## Directions





## Floor Plans



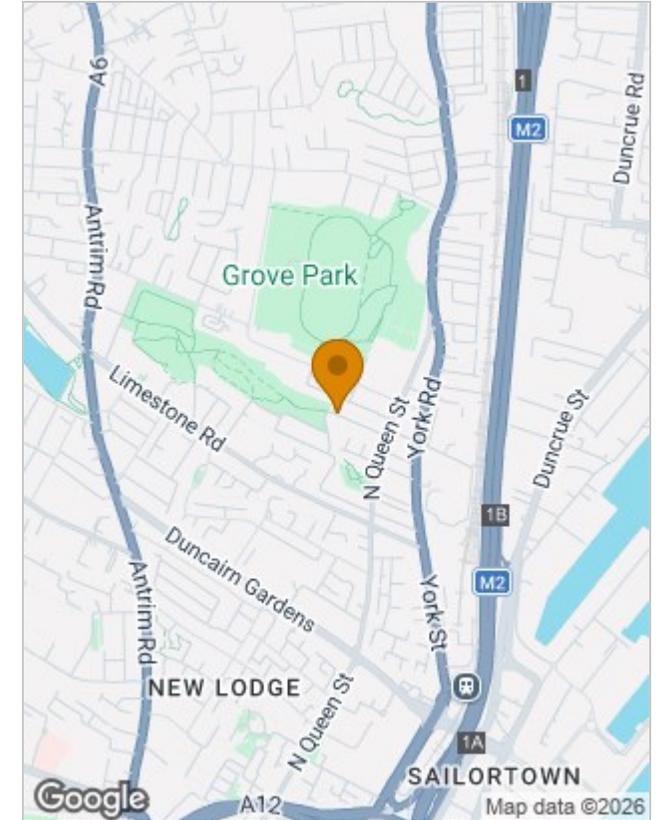
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmcclinton.co.uk](mailto:info@gerardmcclinton.co.uk) <https://www.gerardmcclinton.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	