

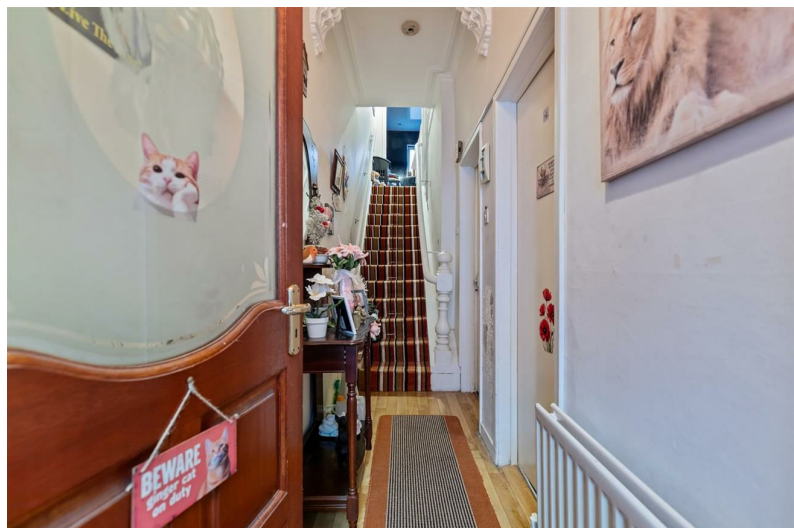


14 Castlereagh Place, Belfast, BT5 4NN

- Spacious Mid Terrace Property
- Kitchen Through Dining Room
- Gas Heating
- Fully Enclosed Rear Yard
- Convenient Location
- Two Bedroom; Two+ Reception
- Bathroom; White Suite
- Double Glazing
- Garage
- Ideal First Time Buy/Buy To Let

Offers Over £89,950

EPC Rating D





14 Castlereagh Place, Belfast, BT5 4NN



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door with fanlight over. Hardwood glass panelled door, with glass fan light over, leading to:

#### ENTRANCE HALL

Stairwell to first floor.

#### LOUNGE 11'6" x 10'11"

#### FAMILY ROOM 11'11" x 10'11"

Glass panelled door leading to:





## **KITCHEN THROUGH DINING ROOM 22'2" x 7'0"**

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with twin draining bays. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Splashback panelling to walls.

## **DINING AREA**

Access to under stairs store. Aluminium framed double glazed door leading to rear garden.

## **FIRST FLOOR**

## **LANDING**

Access to store. Access to roof space.

## **BEDROOM 1 14'1" x 10'11"**

Fitted wardrobes in mirror panelled sliding doors. Separate built in wardrobes/storage units.

## **BEDROOM 2 12'7" x 8'2"**

Twin built in storage units.

## **BATHROOM**

White three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Fully panelled walls. Chrome towel radiator. Access to roof space.

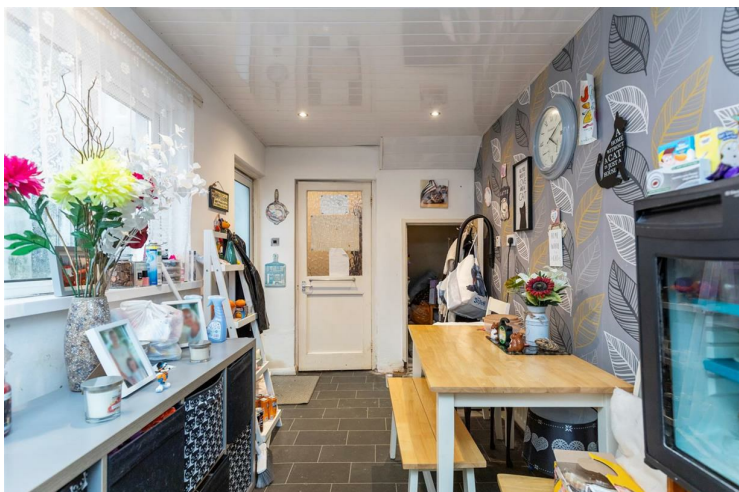
## **EXTERNAL**

Fully enclosed rear yard.

## **GARAGE 16'9" x 15'3"**

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Generous sized, two bedroom, mid terrace property, with garage to rear, conveniently situated off Woodstock Road/Castlereagh Street, East Belfast.**

**The property comprises entrance porch, entrance hall, lounge, family room, kitchen though dining room, two well-proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys fully enclosed yard and garage to rear.**

**Other attributes include gas heating and double glazing.**

**Ideal first time buy / buy to let investment alike.**

**The property is in need of modernising and maintenance, as fairly reflected within marketing figure.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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