



34 Stanfield Place, Belfast, BT7 2DT

- Extended Mid Terrace Property
- Bay Fronted Lounge
- Conservatory
- Furnished Cloakroom
- Low Maintenance Gardens
- Three Bedrooms + Floored Roof Space
- Kitchen Through Dining Room
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Convenient, City Centre Location

Offers Over £219,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching fan light over. Wood laminate floor covering. Glass panelled door leading to:

ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor. Glass panelled doors leading to lounge and kitchen.

LOUNGE 13'4" x 12'6"

Timber clad media wall with contemporary wall mounted, electric, focal point fireplace. Built in storage units. Bay window to front elevation. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 19'8" x 13'9" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer. Upstands to walls to match worktop. Tiled floor. Glass panelled door leading to:

REAR HALL

Tiled floor. PVC double glazed door leading to rear garden. Separate PVC double glazed door leading to:

CONSERVATORY 13'5" x 11'8" (wps)

PVC double glazed frame with matching French doors to rear garden.

CLOAKROOM

White WC and tiled floor.

FIRST FLOOR

LANDING

Access to store. Fixed stairwell to floored roof space.

BEDROOM 1 11'9" x 10'8"

Wall to wall fitted wardrobes in sliding mirror panelled doors.

BEDROOM 2 12'6" x 8'9"

Built in wardrobe with mirror panelled sliding doors.

BEDROOM 3 10'9" x 9'8" (wps)

Wall to wall fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate shower enclosure, vanity unit and WC. Thermostat controlled shower with drench shower head. Chrome towel radiator. Illuminated mirror over sink. Tile effect panelling to walls.

FLOORED ROOF SPACE 19'9" x 11'3" (wps)

Power, light, radiator, twin deluxe windows and access to under eaves storage.

EXTERNAL

Low maintenance front garden finished in artificial grass.

Tiled entrance canopy.

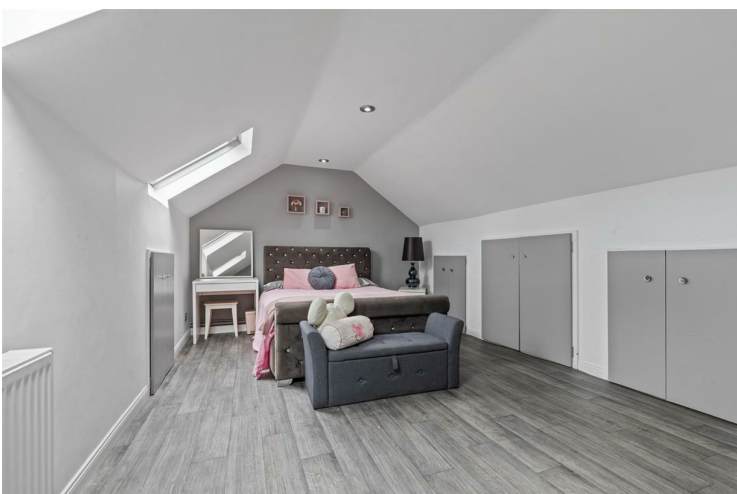
External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance fully enclosed rear garden finished in artificial grass and paved patio area.

External power points.

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.

Immaculately presented, extended, three bedroom, mid terrace property with conservatory extension and floored roof space, conveniently situated in Belfast city centre.

The property comprises entrance porch, entrance hall, lounge, kitchen through dining room, conservatory, furnished cloakroom, three bedrooms, deluxe bathroom, and floored roof space.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let alike.

Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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