

49 Fortwilliam Crescent , Belfast, BT15 3RB

Offers Over £95,000

Superb Opportunity To Purchase A Semi Detached Villa In This Most Popular Residential Location Just Off The Shore Road.

A superb opportunity to purchase a semi detached villa set within a most popular location with many amenities within walking distance, City Centre and the new university just a short commute away. The interior comprises 2 bedrooms, lounge, fitted kitchen and fully tiled bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves and oil fired central heating with new boiler in 2023 but does now require improvements making this an ideal opportunity for the canny builder, investor or DIY enthusiast. With opportunities of this new nature few and far between - Early Viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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, Belfast, BT15 3RB



- Red Brick Semi Detached Villa
- Fully Tiled Bathroom Suite
- Oil Fired Central Heating
- Superb Opportunity
- 2 Bedroom Lounge
- Upvc Double Glazed Windows & Doors
- Hard Landscaped Gardens
- Fitted Kitchen
- Pvc Fascia & Eaves
- Short Commute To City

Entrance Hall

Pvc double glazed entrance door.

Lounge

14'5" x 8'11" (4.40 x 2.74)

Wood laminate floor, dado rail, under stairs storage, panelled radiator.

Kitchen

13'6" x 7'8" (4.12 x 2.35)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, breakfast bar, built-in oven and hob, glass splash back,

integrated extractor, fridge/freezer space, plumbed for washing machine, pine tongue and groove ceiling, partially tiled walls, double panelled radiator, pvc patio doors.

First Floor

Access to roof space.

Bathroom

Fully tiled classic white suite comprising shower cubicle, thermostatically controlled telephone handset shower unit, vanity unit, low flush wc, tiled

walls, pine tongue and groove ceiling.

Bedroom

14'3" x 8'7" (4.35 x 2.63)

Picture rail, panelled radiator.

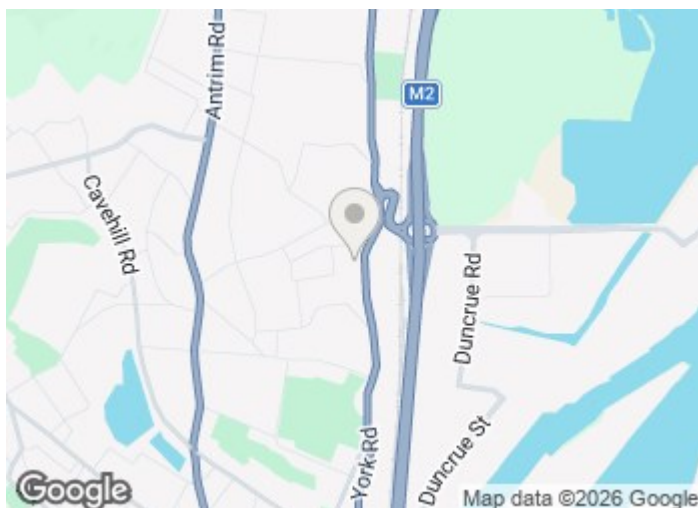
Bedroom

8'11" x 7'11" (2.73 x 2.43)

Picture rail, built-in cupboard, panelled radiator.

Outside

Hard landscaped front and rear in concrete pavers, pvc oil tank.



Directions



Floor Plan

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.



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