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# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 58 Glencairn Street , Belfast, BT13 3LU

**Offers Over £99,950**

A Beautifully Presented Extended Semi Detached Villa In This Ever Popular Location.

This beautifully presented semi detached villa holds a most convenient position within this ever popular location. The richly appointed interior comprises 2 bedrooms, 2 reception rooms with lounge into bay, contemporary fitted kitchen incorporating integrated fridge/freezer and built-in high level double oven and modern white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating. Perfectly suited to the investor or first time buyer alike, internal inspection is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	69	72
EU Directive 2002/91/EC		

# 58 Glencairn Street , Belfast, BT13 3LU



- Extended Semi Detached Villa
- Contemporary Fitted Kitchen
- Gas Central Heating
- 2 Bedrooms
- Modern Bathroom Suite
- Most Convient Location
- Lounge Into Bay
- Upvc Double Glazed Windows
- Perfectly Suited To The Investor Or First Time Buyer

## Entrance Hall

Pvc double glazed entrance door, ceramic tiled floor.

## Lounge

11'10" x 10'6" (3.61 x 3.21)

Wood laminate floor, double panelled radiator, understairs storage.

## Dining Room

13'10" x 8'9" (4.23 x 2.69)

Ceramic tiled floor, double panelled radiator.

## Kitchen

11'1" x 7'2" (3.39 x 2.19)

Stainless steel sink unit, range of high and low level units, formica worktop, built-in high level double oven, ceramic hob, integrated fridge/freezer, plumbed for washing machine, panelled radiator, pvc door to rear.

## First Floor

Landing

## Bedroom

10'9" x 9'4" (3.28 x 2.85)

Built-in mirrored robes, panelled radiator.

## Bedroom

11'10" x 5'9" (3.61 x 1.76)

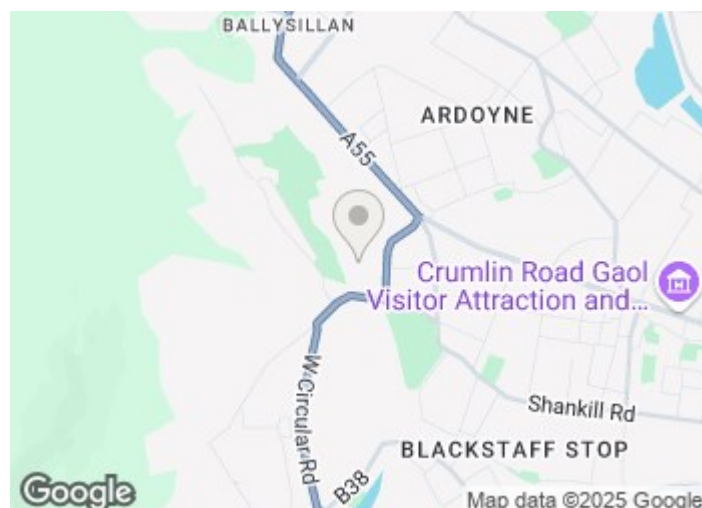
Panelled radiator.

## Bathroom

Classic white bathroom suite comprising panelled bath, telephone handset, shower screen, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator, built-in storage, concealed gas boiler.

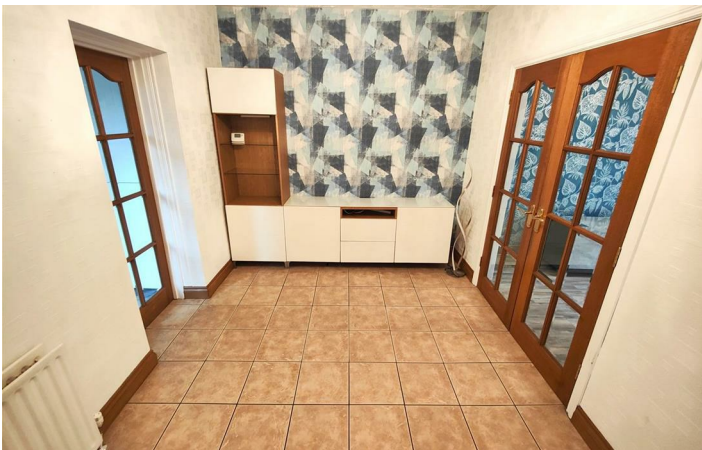
## Outside

Enclosed forecourt, rear yard, outside light & tap.



## Directions





## Floor Plan

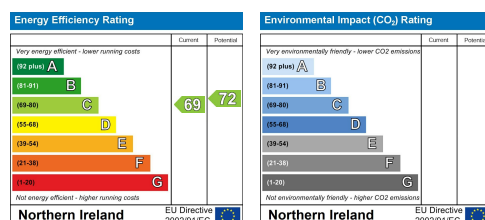
58 Glencairn Street, BELFAST, BT13 3LU



Total Area: 56.6 m<sup>2</sup> ... 610 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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