



11 Torrens Gardens , Belfast, BT14 6JB

Offers Over £129,950

Superb End Terrace in Ever Popular Cul De Sac Location.

Holding a superb end terrace position within this ever popular cul de sac location this attractive period end of terrace will have immediate appeal. The beautifully presented interior comprises 2 bedrooms, fixed staircase to superb roofspace storage, lounge, modern fitted high gloss kitchen incorporating built-under oven and 5 ring gas hob with breakfast bar and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, fascia, eaves, gas central heating and benefits from low outgoings and excellent outside space both front and rear, with practical rear storage/utility area. Ideally suited to the first time buyer, young couple or investor alike combines with the most convenient location - Early Viewing is highly 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	

11 Torrens Gardens

, Belfast, BT14 6JB



- Superb End Terrace
- Lounge, Modern Fitted Kitchen
- Gas Central Heating
- Ever Popular Cul De Sac Location
- 2 Bedrooms
- Contemporary Bathroom Suite
- Low Outgoings
- Roofspace Storage
- uPvc Double Glazed Windows, Fascia, Eaves
- Outside Storage/Utility

Entrance Hall

Pvc double glazed entrance door, wood laminate floor, double panelled radiator.

Lounge

13'0" x 11'1" (3.98 x 3.39)

Attractive fireplace, wood laminate floor, wood panelled wall, double panelled radiator.

Kitchen

14'4" x 9'1" (4.38 x 2.76)

Bowl and a half composite sink unit, range of high gloss high and low level units, formica worktops, built-under oven and 5 ring gas hob, stainless steel canopy extractor fan, Led kickboards, breakfast bar,

plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, understairs storage, double panelled radiator, pvc door to rear.

First Floor

Stainless steel handrail, landing.

Bathroom

Contemporary white suite comprising panelled bath, thermostatic shower, telephone handset shower, pedestal wash hand basin, low flush wc, partially tiled walls, ceramic tiled floor, feature radiator.

Bedroom

9'8" x 8'0" (2.95 x 2.45)

Built in storage, panelled radiator.

Bedroom

12'2" x 10'11" (3.72 x 3.34)

Double panelled radiator.

Fixed staircase to storage:

Storage

10'5" x 11'7" (3.18 x 3.53)

Panelled radiator, recessed lighting, wood laminate floor, concealed gas boiler, under eaves storage, dormer style window.

Outside

Hard landscaped gardens front and rear. Front in patio, rear in patio and artificial grass, outside tap. Storage with stable style doors, wired for electric.



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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