



ULSTER PROPERTY SALES

# UPS

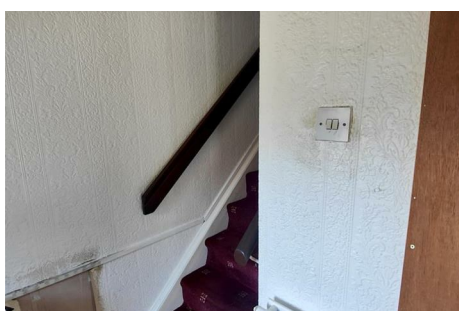
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 6 Vicinage Place , Belfast, BT14 6TW

**Offers Over £159,950**

Superb Extended Modern Built Town House With Off Street Private Parking Less Than A Mile To The New University And City Centre Beyond.

A unique opportunity to acquire a superb modern constructed town house holding a cul de sac setting within a few minutes walk of the New University and City Centre beyond. The extended interior comprises 2 bedrooms, lounge, fitted kitchen with dining area, downstairs wc and modern white bathroom suite to first floor. The dwelling further offers gas central heating, uPvc double glazed windows, excellent energy rating, replacement rain water goods and superb roof space storage via fixed staircase. Off street parking and obvious potential combines with a most convenient location with Belfast's New University and the City Centre beyond just a short stroll makes this an opportunity not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>69</b>		<b>70</b>
Northern Ireland		EU Directive 2002/91/EC

# 6 Vicinage Place

, Belfast, BT14 6TW



- Superb Extended Modern Built Town House
- Fixed Staircase To Roof Space Storage
- Modern White Bathroom Suite
- Obvious Potential
- Less Than A Mile To The New University And City Centre Beyond
- Spacious Lounge
- Furnished Cloakroom
- 2 Bedrooms
- Fitted Kitchen With Dining Area
- Gas Heating Upvc Double Glazed Windows

## Entrance Hall

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

## Lounge

11'8" x 13'1" (3.57 x 4.01)  
Real effect electric fire, Lvf flooring, double panelled radiator.

## Kitchen

10'9" x 15'3" (3.28 x 4.65)  
Single drainer stainless steel sink unit, high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, partly tiled walls, tall larder storage, panelled radiator.

## Rear Lobby

Lvf flooring, hardwood door to rear.

## Furnished Cloakroom

Vanity unit, low flush wc, panelled radiator, partly tiled walls, Lvf flooring.

## First Floor

Landing, built in storage, concealed gas boiler.

## Bathroom

Modern white bathroom suite comprising panelled bath, shower screen, electric shower, vanity unit, low flush wc, double panelled radiator, pvc walls, ceramic tiled floor.

## Bedroom

10'9" x 8'8" (3.29 x 2.65)  
Panelled radiator.

## Bedroom

14'0" x 11'7" (4.28 x 3.55)  
Double panelled radiator.

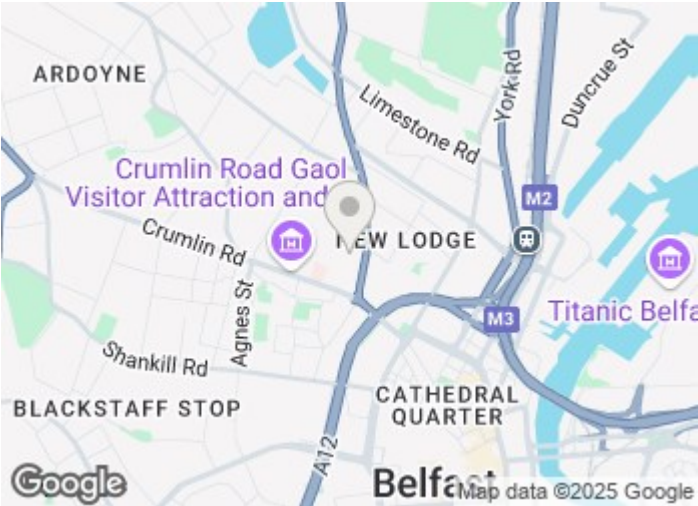
Fixed staircase to:

## Roof Space Storage

15'0" x 11'0" (4.58 x 3.36)  
Under eaves storage x 2, double panelled radiator.

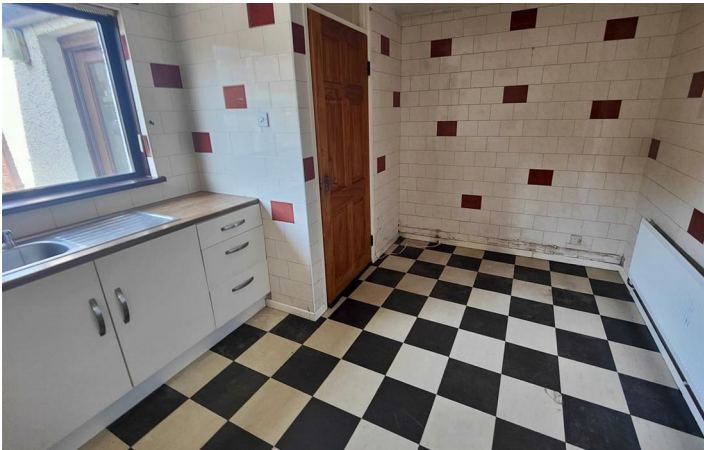
## Outside

Hard landscaped forecourt to front. Hard landscaped rear, double doors to off street parking, outside light and tap.



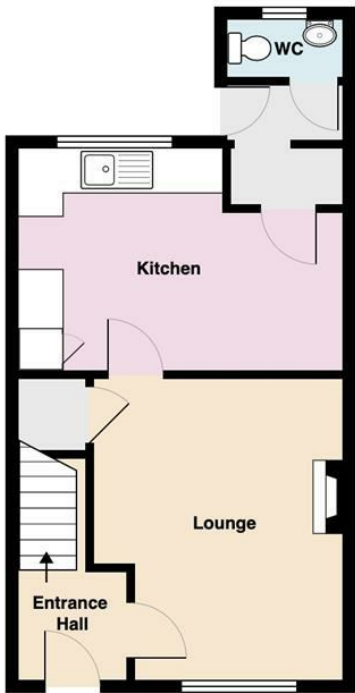
## Directions



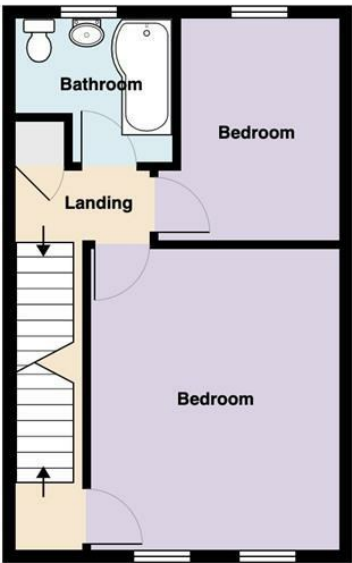


Floor Plan

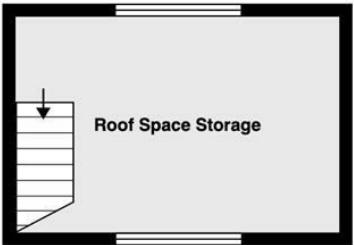
6, Vicinage Place, BELFAST, BT14 6TW



Ground Floor



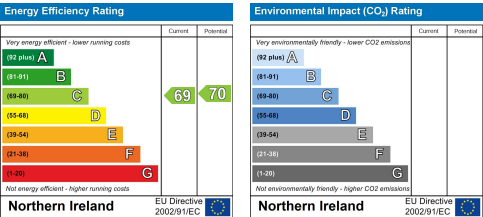
First Floor



Second Floor

Total Area: 80.0 m² ... 861 ft²  
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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