CAVEHILL BRANCH



028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE









9 Sydney Street West , Belfast, BT13 1RP

Offers Over £99,950

Fantastic Opportunity To Purchase A Mid Terrace In This Ever Popular Residential Location Off The Shankill Road.

Holding an excellent site within a quiet section off the Shankill Road, this superb modern constructed mid terrace will have immediate appeal. The interior comprises 3 bedrooms, lounge into bay, fitted kitchen incorporating dining area and modern bathroom suite. The dwelling further offers single glazed windows, recently installed gas central heating and extensive use of ceramic tiled and wood laminate floor covering throughout. Private enclosed hard landscaped rear garden makes this home ideally suited to young and old alike, immediate viewing is strongly recommended.

				Current	Potential
Very energy eff	cient - lower runni	ng costs			
(92 plus) A					
(81-91)	В				
(69-80)	C				
(55-68)	D				
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not energy effic	ient - higher runni	ng costs			

9 Sydney Street West

, Belfast, BT13 1RP









- Modern Constructed Mid Terrace
- Modern White Bathroom Suite
- · Private Enclosed Rear Yard
- · 3 Bedrooms
- · Recently Installed Gas Central Heating · Single Glazed Windows
- Ever Popular Residential Location Off Fantastic Opportunity The Shankill Road

Entrance Hall

Wood laminate floor, 1/2 panelled floor, built-in storage, panelled walls, built-in storage, panelled radiator.

Lounge Into Bay

14'10" x 11'0" (4.54 x 3.36) Attractive fireplace, wood laminate floor, double panelled radiator.

Kitchen

14'4" x 11'2" (4.39 x 3.42)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine,

partly tiled walls, ceramic tiled radiator.

Rear Lobby

Ceramic tiled floor, hardwood door to rear.

First Floor

Landing, access to roofspace

Bathroom

Modern white bathroom suite comprising walk-in shower, electric shower, vanity unit, low flush wc, pvc walls& ceiling, chrome featured radiator.

Bedroom

10'3" x 10'7" (3.13 x 3.23) Built-in robes, wood laminate floor, panelled radiator.

· Fitted Kitchen Incorporating Dining

Bedroom

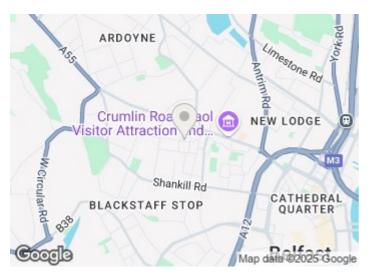
10'11" x 12'9" (3.34 x 3.91) Wood laminate floor, panelled radiator.

Bedroom

8'3" x 8'0" (2.54 x 2.46) Built-in storage, wood laminate floor, panelled radiator.

Outside

Enclosed private hard landscaped rear yard.



Directions



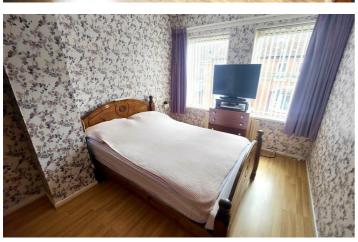








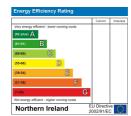






Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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