



## 21 Carolina Street , Belfast, BT13 1SP

**Offers Over £129,950**

Beautifully Appointed Modern Constructed End Terrace Within A Courtyard Setting.

Holding a prime position within this courtyard setting this spacious end terrace of modern construction will have immediate appeal. The spacious interior comprises 3 bedrooms, lounge into bay, luxury fitted kitchen incorporating built-in under oven and hob with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows and external doors, pvc fascia and eaves, gas central heating, new rainwater goods and has been presented and maintained to the highest possible standard by its current owners. Conveniently positioned to the many excellent local amenities and benefiting from low outgoing this is an opportunity not to be missed.

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		
Northern Ireland		
EU Directive 2002/91/EC		



# 21 Carolina Street

, Belfast, BT13 1SP



- Beautifully Appointed Modern Constructed End Terrace
- Prime Position Within A Courtyard Setting
- 3 Bedrooms, Spacious Lounge
- Luxury Fitted Kitchen With Dining
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Pvc Fascia And Eaves
- Gas Central Heating
- Private Enclosed Paved Rear Garden

### Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

### Lounge Into Bay

15'11" x 12'5" (4.86 x 3.81)  
Electric fire, featured radiator, herringbone floor.

### Kitchen

15'8" x 10'6" (4.79 x 3.22)  
Bowl and 1/2 drainer sink unit, extensive range of low level units, built-in under oven, ceramic hob, integrated extractor fan, integrated fridge/freezer, integrated washing machine, larder cupboard, featured

radiator, partly tiled walls, pvc ceiling, recessed lighting, uPvc patio doors to rear.

Dining Area.

### First Floor

Landing, Slingsby ladder to floored roofspace

### Bathroom

Modern white bathroom suite comprising panelled bath, shower screen, drench shower, vanity unit, low flush wc, feature radiator, fully tiled walls, pvc ceiling, recessed lighting.

### Bedroom

8'5" x 10'4" (2.57 x 3.17)  
Built-in robes, panelled radiator.

### Bedroom

7'1" x 9'8" (2.18 x 2.96)  
Built-in mirrored robes, wood laminate floor, panelled radiator.

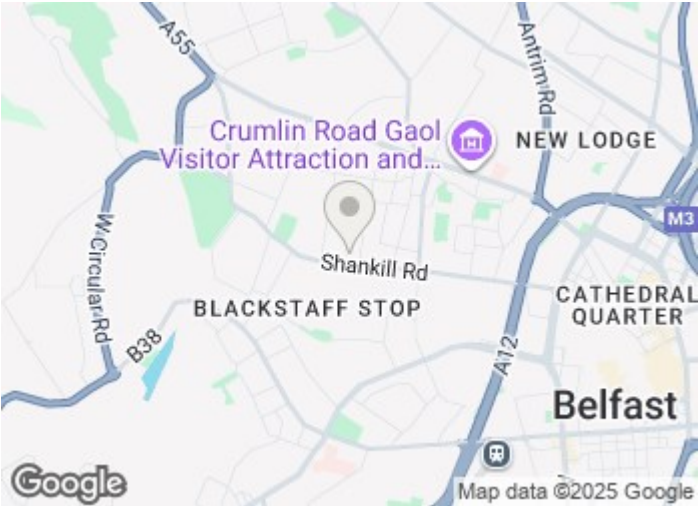
### Bedroom

9'1" x 11'10" (2.78 x 3.63)  
Panelled radiator

### Outside

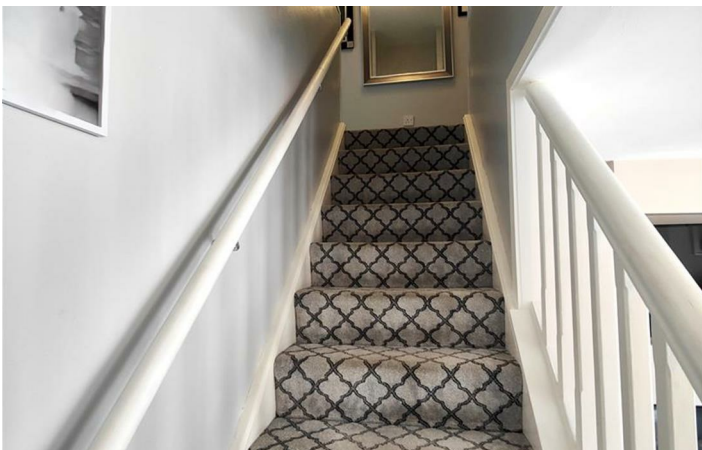
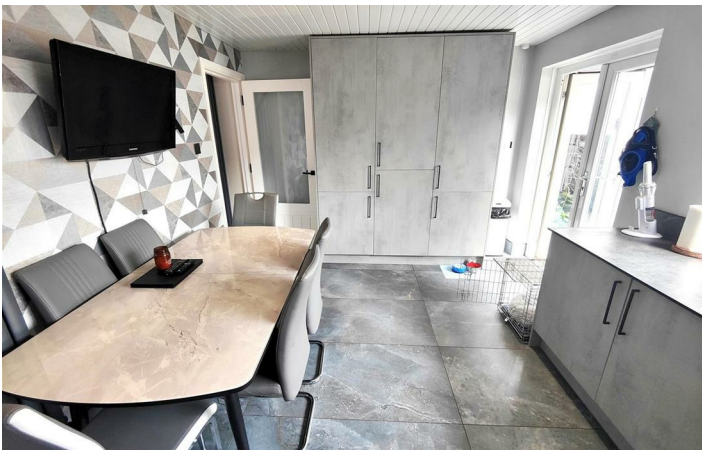
Brick paved forecourt, rear paved patio garden and side path.

Outbuilding - pvc walls, recessed lighting, heating, electric, lighting



### 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.

