



12 Albany Place , Belfast, BT13 1EF

Offers Around £139,950

Modern Constructed Red Brick Bungalow Holding A Quiet Cul de Sac Position.

Holding a level site with private rear garden this modern constructed bungalow offers spacious accommodation all on one level. The modern interior comprises 2 bedrooms, spacious lounge with bow window, fitted kitchen with dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas fired central heating and has been maintained to an excellent standard throughout. Conveniently positioned close to the hustle and bustle of the Shankill Road with the City a short distance away and low outgoings make this the perfect home for the down sizer or young married couple - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
	60	74
	EU Directive 2002/91/EC	

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- Modern Constructed Terraced Bungalow
- Fitted Kitchen With Dining Space
- Private Rear Garden With Southernly Aspect
- 2 Bedrooms Lounge with Bow Window
- Upvc Double Glazed Windows
- Cul De Sac Position
- Unique Opportunity
- Gas Central Heating
- Excellent Local Amenities

Entrance Hall

Upvc double glazed entrance door, hot-press, concealed gas boiler, cloaks, wood laminate floor, double panelled radiator.

Lounge Bow Window

13'8" x 12'2" (4.17 x 3.71)
Feature fireplace, wood laminate floor, panelled radiator.

Kitchen

10'4" x 9'8" (3.15 x 2.97)
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low

level units, formica worktops, built-in under oven, ceramic hob, canopy extractor fan, fridge freezer space, tall larder, plumbed for a washing machine, ceramic tiled floor, partially tiled walls, double glazed rear door.

Dining Area

Double panelled radiator.

Bedroom

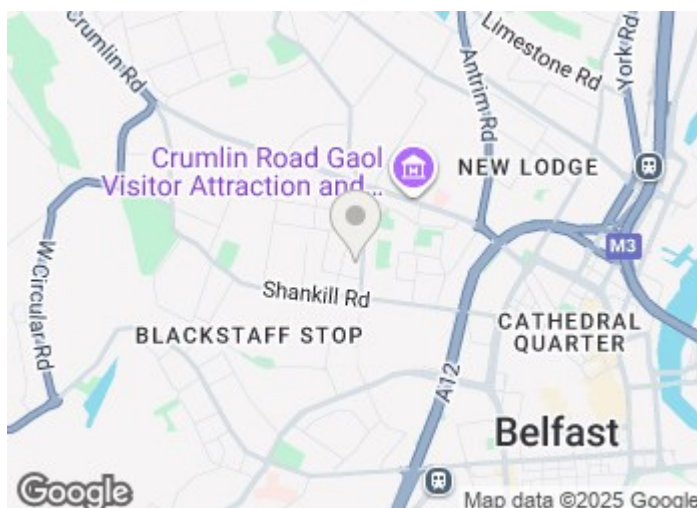
10'9" x 10'9" (3.30 x 3.28)
Panelled radiator.

Bedroom

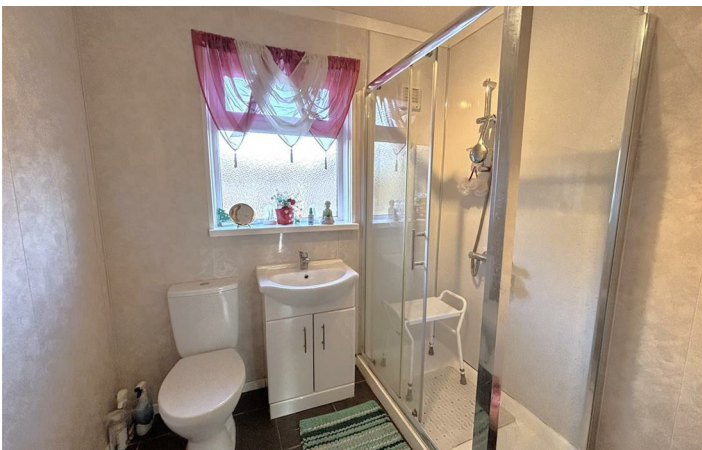
9'8" x 6'5" (2.97 x 1.96)
Panelled radiator.

Outside

Hard landscaped gardens front and rear with southernly aspect in stone chip, patio and shrubs. Outside light and tap garden shed.



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.

