



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 18 Pim Street , Belfast, BT15 2BN

### Offers Over £135,000

Extended Townhouse Minutes Walk From The New University And City Centre Beyond.

A superb opportunity to purchase an extended townhouse set within this unique cul-de-sac location just a stroll to the New University campus, Cathedral Quarter and City Centre beyond. The spacious interior comprises 2 bedrooms, through lounge, extended fitted kitchen and fully tiled white bathroom suite with corner bath. The dwelling further offers gas fired central heating, uPvc double glazed windows and has been well maintained and updated over many years of family ownership but now requires improvements to maximise the obvious potential. The extended accommodation and obvious potential combines with this unique location to make this a fantastic opportunity for the owner occupier or investor alike - Early Viewing is highly recommended.

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		



# 18 Pim Street

, Belfast, BT15 2BN



2



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- Superb Extended Townhouse
- Fully Tiled White Bathroom Suite
- Enclosed Rear Yard
- Fantastic Potential
- 2 Bedrooms Through Lounges
- Gas Fired Heating
- Unique Cul De Sac Location
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Minutes Walk From City Centre

## Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

## Entrance Hall

Ceramic tiled floor, panelled radiator.

## Through Lounge

20'6" x 9'1" (6.25 x 2.79)

Attractive fireplace, wood laminate floor, understairs storage, double panelled radiator, panelled radiator.

## Kitchen

13'4" x 7'2" (4.07 x 2.20)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, built-in oven and 4 ring gas hob, stainless steel canopy extractor, formica worktops, integrated fridge freezer, plumbed for washing machine, partially tiled walls, ceramic tiled floor, double panelled radiator.

## Bathroom

Fully tiled white suite comprising corner style bath,

pedestal wash hand basin, low flush wc, extractor fan, panelled radiator, tiled walls, ceramic tiled floor.

## First Floor

Landing, access to roofspace.

## Bedroom

10'2" x 8'3" (3.11 x 2.54)

Double panelled radiator.

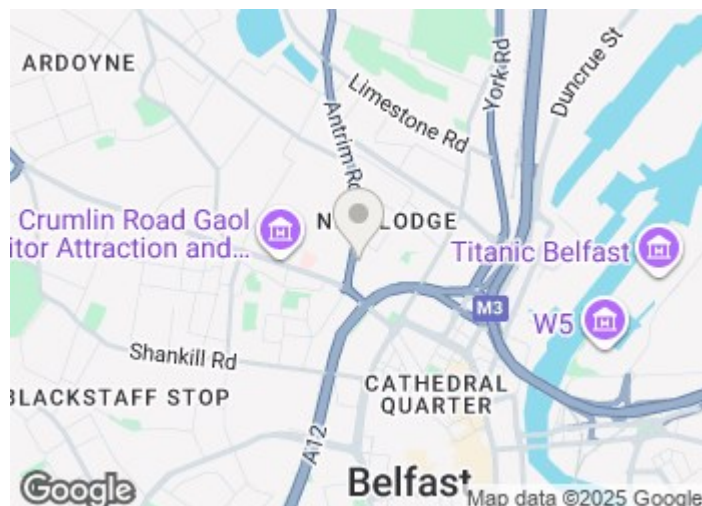
## Bedroom

13'1" x 9'10" (4.00 x 3.01)

Double panelled radiator.

## Outside

Enclosed 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.

