



ULSTER PROPERTY SALES

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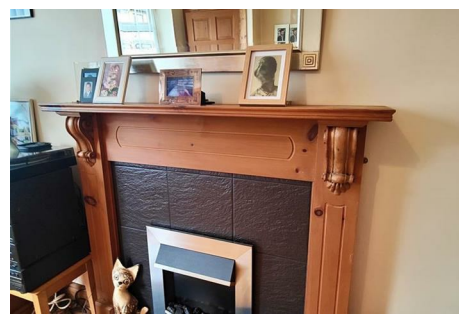
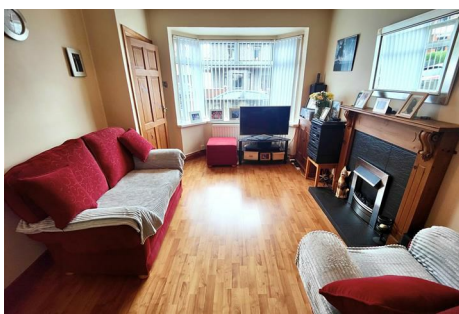
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



50 Rutherglen Street , Belfast, BT13 3LS

Offers Around £99,950

Well Presented And Maintained Semi Detached Villa In This Ever Popular Residential Location.

This beautifully presented semi detached villa holds a most convenient position within this ever popular location. The richly appointed interior comprises 2 bedrooms, lounge into bay, fitted kitchen incorporating freestanding oven with dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, oil fired central heating. Ideally suited to a first time buyer and investor alike. Immediate viewing 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		
		EU Directive 2002/91/EC

50 Rutherglen Street

, Belfast, BT13 3LS



- Well Presented And Maintained
- 2 Bedrooms
- Lounge Into Bay
- Fitted Kitchen
- Classic White Bathroom Suite
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Private Enclosed Rear Garden
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

Lounge Into Bay

14'0" x 10'2" (4.29 x 3.12)

Attractive pine fireplace with tiled inset, wood laminate floor, double panelled radiator, understairs storage.

Kitchen

13'5" x 9'1" (4.11 x 2.77)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, freestanding cooker, extractor fan, fridge/freezer space, plumbed for

washing machine, tumble dryer space, dishwasher space, partly tiled walls.

Dining Area

Wood laminate floor, double panelled radiator, uPvc double glazed door to rear.

First Floor

Landing, Slingsby ladder with access to fully floored roofspace.

Bathroom

Classic white bathroom suite comprising panelled bath, shower over the bath, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator.

Bedroom

11'10" x 6'7" (3.63 x 2.03)

Built-in storage, hot-press, wood laminate floor, panelled radiator.

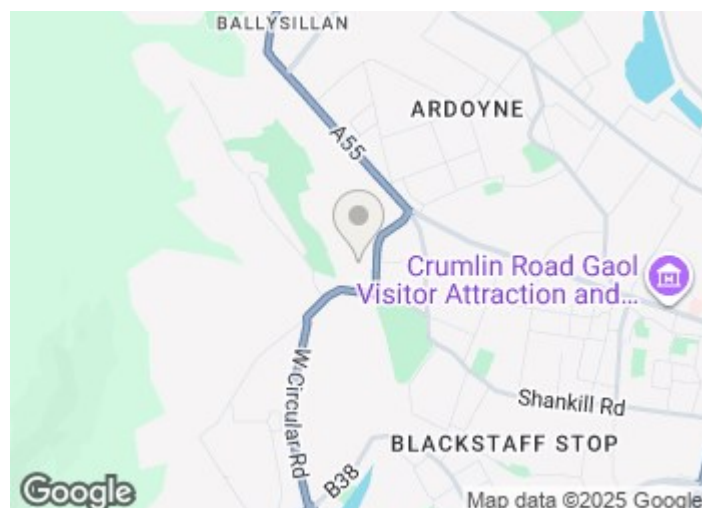
Bedroom

9'4" x 10'9" (2.87 x 3.28)

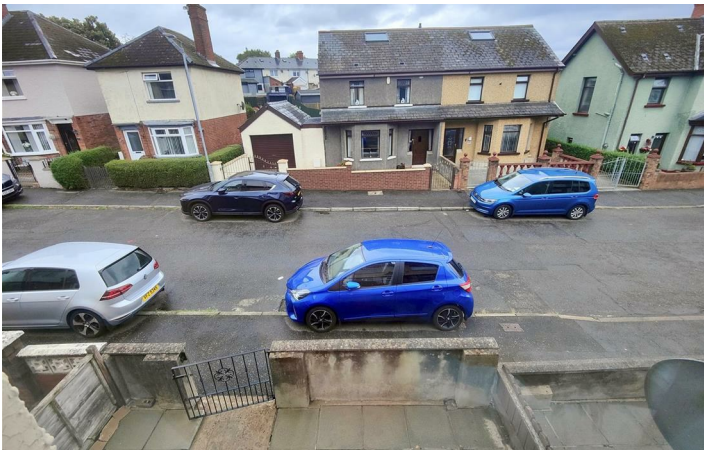
Built-in mirrored slide robes, wood laminate floor, panelled radiator.

Outside

Gardens in patio front and rear, boiler house, oil tank, outside light and tap.



Directions



Floor Plan

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