

15 Fortwilliam Crescent , Belfast, BT15 3RB

Asking Price £110,000

Semi Detached Villa In This Most Popular Residential Location Just Off The Shore Road.

A fantastic opportunity to purchase a semi detached villa set within a most popular location with many amenities within walking distance and the city a short commute away. The interior comprises 2 bedrooms, lounge, fitted kitchen and fully tiled white bathroom suite. The dwelling further offers uPvc double glazed windows and gas central heating. Enclosed hard landscaped gardens and a fantastic opportunity to maximise the full potential of this property makes Early viewing highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
		66	78
Northern Ireland		EU Directive 2002/91/EC	

15 Fortwilliam Crescent

, Belfast, BT15 3RB



- Semi Detached Villa
- Fully Tiled White Bathroom Suite
- Hard Landscaped Gardens
- Fantastic Opportunity
- 2 Bedrooms Lounge
- uPvc Double Glazed Windows
- Walking Distance Of Many Amenities
- Fitted Kitchen
- Gas Central Heating
- Short Commute To The City

Entrance Hall

Hardwood entrance door, wood fan, laminate floor.

Lounge

11'3" x 13'6" (3.43 x 4.12)

Wooden surround with tiled hearth, wood laminate floor, pine tongue and groove ceiling, double panelled radiator.

Kitchen

13'6" x 8'1" (4.13 x 2.47)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, breakfast bar, cooker space,

stainless steel canopy extractor

plumbed for washing machine, under stairs storage, double panelled radiator, hardwood rear door.

First Floor

Landing, access to roof space.

Bathroom

Fully tiled classic white suite comprising shower cubicle, thermostatically controlled telephone handset shower unit, pedestal wash hand basin, low flush wc, tiled walls, wood laminate floor.

Bedroom

13'8" x 11'7" (4.18 x 3.55)

Built-in cupboard, concealed gas boiler, panelled radiator.

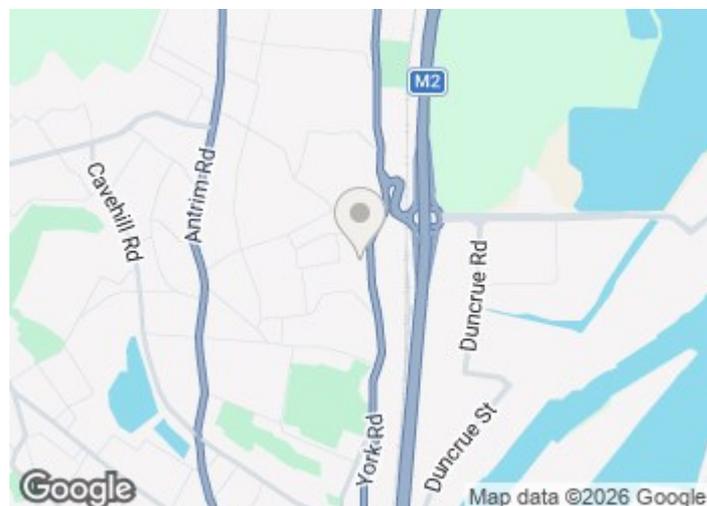
Bedroom

10'7" x 8'3" (3.25 x 2.54)

Panelled radiator.

Outside

Hard landscaped front and rear, shrubs, outside light and tap.

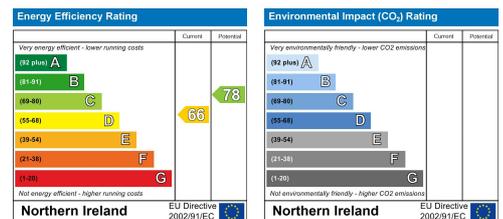


Directions



Floor Plan

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