



## 18 Altnagarron Mews , Belfast, BT13 3TN

**Offers Over £199,950**

Beautifully Appointed Modern Built Maisonette Semi Detached Villa In Ever Popular Residential Location.

A uniquely designed modern maisonette semi detached villa beautifully presented holding an excellent position within this ever popular location. The spacious modern interior comprises 4 bedrooms, spacious lounge with open plan layout to luxury fitted kitchen incorporating built-under oven and 4 ring gas hob and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, downstairs furnished cloakroom, and extensive newly quality carpet throughout. Enclosed hard landscaped side garden combines with low outgoings and the most convenient location to make this a home worthy of your immediate attention. - Early Viewing Highly Recommended!

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

# 18 Altnagarron Mews

, Belfast, BT13 3TN



- Modern Built Maisonette Semi Detached Villa
- Luxury Fitted Kitchen
- Gas Central Heating
- 4 Bedrooms
- Contemporary White Bathroom Suite
- Upvc Double Glazed Windows
- Open Plan Spacious Lounge
- Downstairs Furnished Cloakroom
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, double panelled radiator, understairs storage.

## Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc.

## Open Plan Lounge

20'9" x 21'10" (6.35 x 6.67)

Two double panelled radiators.

## Kitchen

Bowl 1/2 stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, 4 ring gas hob, stainless steel telephone hand set, shower extractor fan, fridge/freezer space,

plumbed for washing machine, dishwasher space, partly tiled walls, built-in storage, concealed gas boiler.

## First Floor

Landing, built-in storage, access to roofspace.

## Bedroom

9'3" x 12'2" (2.83 x 3.73)

Double panelled radiator, new quality carpets.

## Bathroom

Modern white bathroom suite comprising panelled bath, screen, pedestal wash hand basin,

low flush wc, double panelled radiator, extractor fan.

## Bedroom

8'1" x 10'10" (2.47 x 3.32)

Double panelled radiator, new quality carpets.

## Bedroom

9'4" x 13'5" (2.86 x 4.09)

Double panelled radiator, new quality carpets.

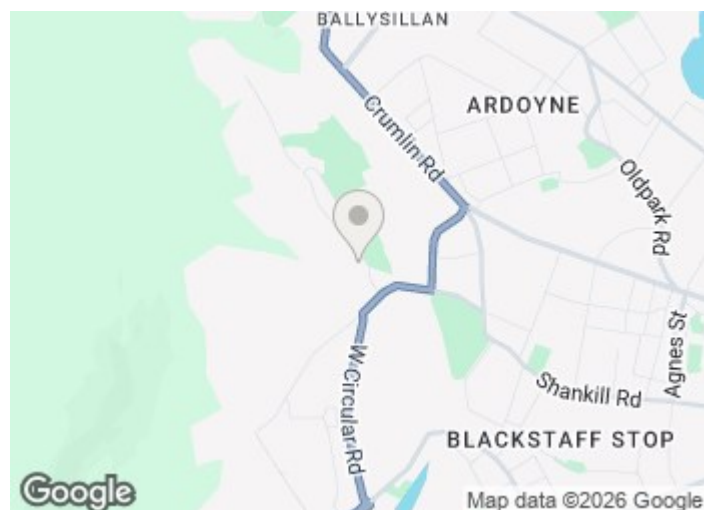
## Bedroom

9'7" x 11'10" (2.93 x 3.62)

Double panelled radiator, new quality carpets.

## Outside

Enclosed side hard landscaped garden.

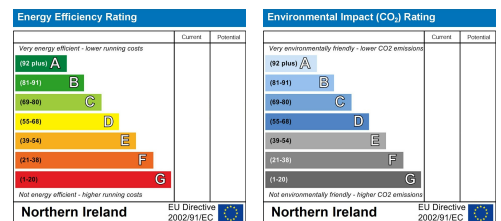


## Directions



# Floor Plan

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