

12 Pim Street , Belfast, BT15 2BN

Offers Around £154,950

Stunning Double Extended Mid Terrace Presented To The Highest Standard Minutes From The City And Belfast's New University.

Unique opportunity to purchase an immaculately presented double extended period town terrace holding a cul de sac position minutes from the City and Belfast's New University which has benefitted from a modernisation programme in recent years. The contemporary interior comprises 2 double bedrooms, fixed staircase to superb roof space storage with delightful aspect, through lounge, luxury fitted kitchen with built-in oven and hob, and contemporary fully tiled white bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, low outgoings, extensive use of quality wood laminate flooring and has benefited from a program of improvement works over the years to present to the highest standards. Uniquely positioned within walking distance of the City, the university and the Cathedral area beyond this is a fantastic opportunity for the owner occupier or investor alike - Early Viewing is 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			
Northern Ireland		EU Directive 2002/91/EC	

12 Pim Street

, Belfast, BT15 2BN



- Stunning Double Extended Mid Terrace
- Through Lounge
- Oil Fired Central Heating
- Walking Distance To City, University & Cathedral Quarter
- 2 Double Bedrooms
- Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- Superb Roofspace Storage
- Fully Tiled Contemporary Bathroom
- Unique Cul De Sac Location

Entrance Porch

Hardwood entrance door, ceramic tiled floor, tiled walls.

Entrance Hall

Upvc double glazed door, wood laminate floor, panelled radiator.

Through Lounge

20'9" x 9'9" (6.33 x 2.98)

Attractive hole in wall fireplace, under stairs storage, wood laminate floor, panelled radiators.

Kitchen

13'1" x 7'3" (4.01 x 2.23)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, tall,

built-in oven and hob, stainless steel extractor, fridge freezer space, plumbed for washing machine, panelled radiator, partly tiled walls, hardwood door to rear.

First Floor

Built-in storage.

Bathroom

Fully tiled contemporary white bathroom suite comprising panelled bath, shower screen, electric telephone handset shower, vanity unit, low flush wc, double panelled radiator.

Roofspace Storage

12'0" x 10'3" (3.68 x 3.13)

Fixed staircase, under eaves storage, double panelled radiator.

Bedroom

10'2" x 8'9" (3.12 x 2.68)

Double panelled radiator.

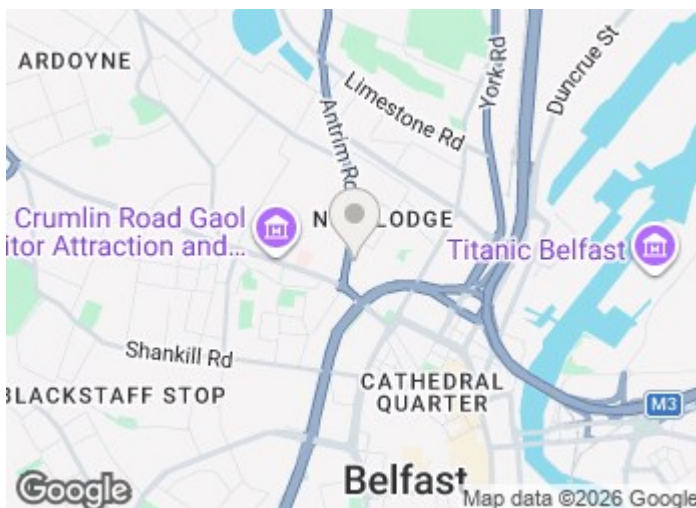
Bedroom

12'0" x 12'2" (3.66 x 3.72)

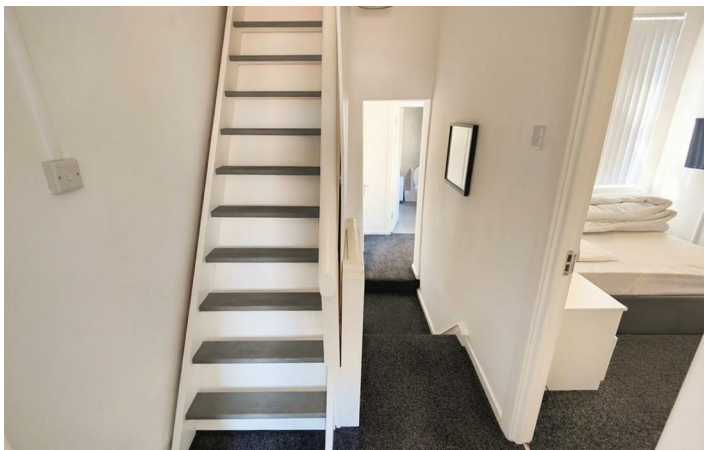
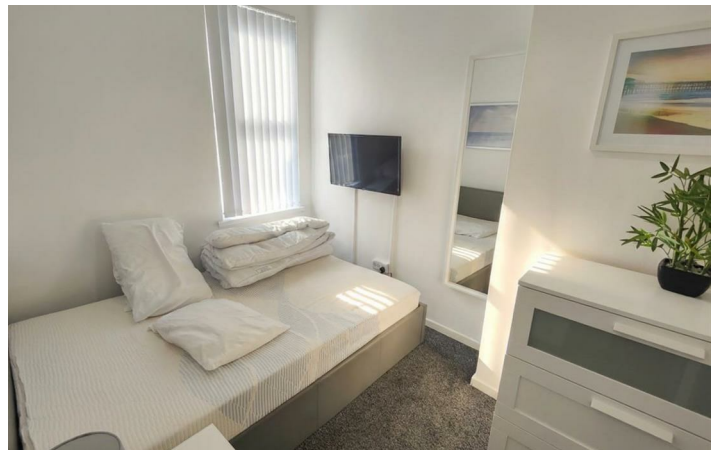
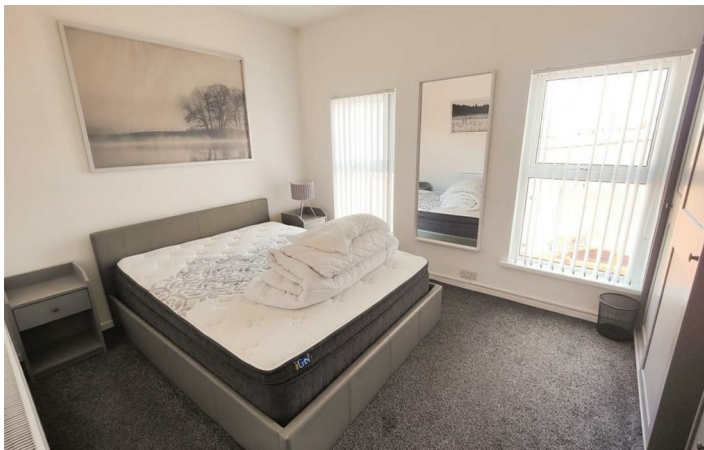
Double panelled radiator.

Outside

Enclosed rear yard, pvc oil tank, boiler house.

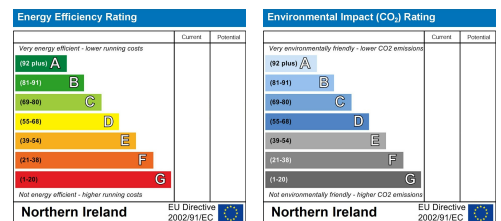


Directions



Floor Plan

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