



Beautifully presented, renovated, two bedroom terrace which has been finished to a high standard, located just off the Lisburn Road and walking distance to many local amenities including; the City & Royal Hospitals, Queens University, cafes, bars, shops, restaurants and public transport whilst offering easy access into the City or to the motorway network for travelling further afield.

The property is beautifully finished with a delightful front living room with hole in wall fireplace and feature brick inset and casual dining area, open plan modern fitted kitchen with range of appliances. There are two first floor bedrooms and a modern shower room.

There is gas heating and double glazed windows, and modern ambiance throughout.

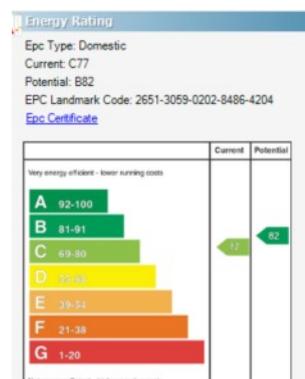
Stoned rear yard with space for garden table.

Ideal for an owner occupier or investor due to the fabulous location.

Offers Over
£184,950

3 Hugh Street,
BELFAST,
BT9 7HH

Viewing by
appointment
through agent
028 9066 3030





- Modern, Recently Renovated Two Bedroom Terrace in Fabulous Lisburn Road Location
- Living Room with Feature Hole in Wall Fireplace and Casual Dining Area
- Brand New Modern Fitted Kitchen with Range of Integrated Appliances
- Two Good Sized Bedrooms
- Modern Shower Room
- Gas heating / Double Glazed Windows
- An Array of Local Amenities on your Doorstep, Easy Commuting Distance into the City and to the Main Motorway Network for the Commuter
- Full Re-Wire with NICIEC registered and Electrical Installation Certificate
- New Valiant Ecotec Pro Gas Combi boiler (7 year warranty and Building control certificate)
- Installation of Silicone Damp Proof course to All ground floor walls (20 year guarantee until December 2045)
- Thermal Upgrade which includes Insulation of ALL External walls and Roof Insulation (Building Control Certificate)
- Ideal of an Owner Occupier or Investor, Ready for any New Buyer to Enjoy

The Property Comprises:

Ground Floor

uPVC front door to:

LIVING ROOM: 18' 3" x 10' 1" (5.56m x 3.07m) Hole in the wall fireplace with brick inset, laminate wood effect floor.



Open plan to:

MODERN FITTED KITCHEN: 9' 6" x 5' 11" (2.9m x 1.8m) Range of high and low level units, work surfaces, sink and drainer, integrated fridge/freezer, integrated oven and hob, extractor fan over, integrated Indesit washer/dryer, exposed brick wall, low voltage spotlights. uPVC door to rear.



First Floor

LANDING: Access to floored roofspace.

BEDROOM (1): 11' 3" x 10' 2" (3.43m x 3.1m) Built-in robe, gas boiler.

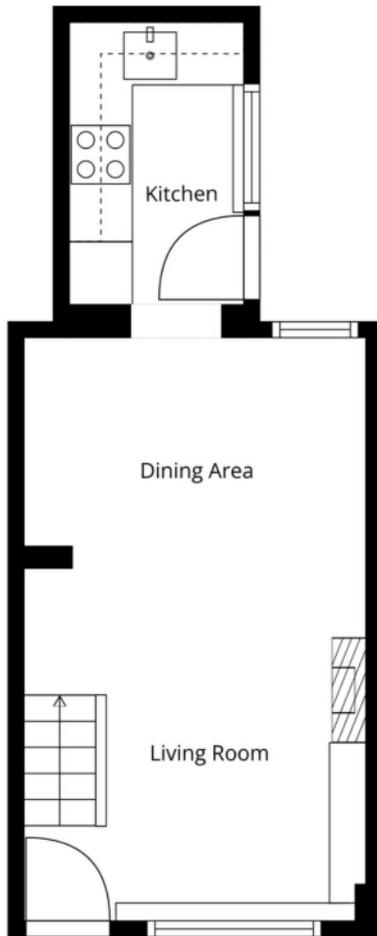


BEDROOM (2): 10' 0" x 5' 11" (3.05m x 1.8m)

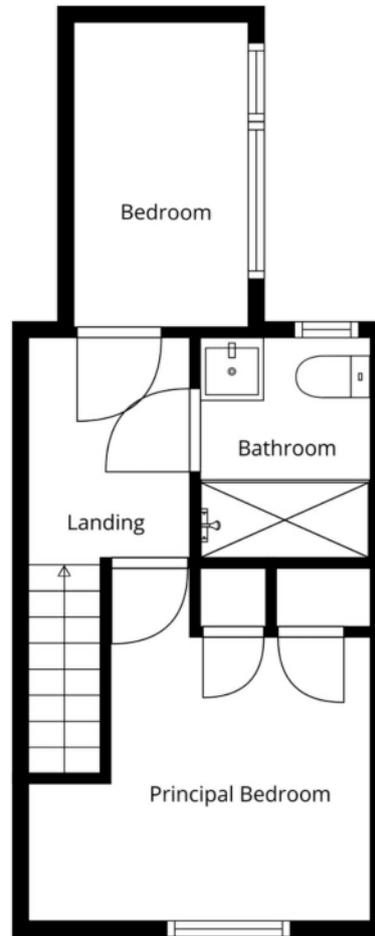


SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, ceramic tiled floor, heated towel rail.





1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Outside

Rear yard laid in stones.

Location:

Heading out of Belfast City Centre on the Lisburn Road turn right opposite Cranmore Park into Maryville Avenue. Then turn left into Hugh Street.

Telephone 028 9066 3030

www.templetonrobinson.com



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Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
www.templetonrobinson.com

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