



3 Southwell Street, Belfast, BT15 1GB

- Spacious Family Home
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway
- Four Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; Separate Shower Room
- PVC Double Glazing
- Low Maintenance Garden

Offers Over £149,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Wood laminate floor covering. PVC double glazed door leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor. Glass panelled doors to lounge and kitchen.

#### LOUNGE 17'4" x 11'10" (wps)

Bay window to front elevation. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 15'8" x 14'10" (wps)**

Modern fitted kitchen with range of high and low level storage units, with contrasting quartz effect melamine work surface. Inlaid stainless steel sink unit. Integrated gas hob with glass splash back and stainless steel extractor hood. Integrated oven, microwave oven, dishwasher and washing machine. Wood laminate floor covering. Access to under stairs storage. PVC double glazed French doors to rear garden.

## **FIRST FLOOR**

### **LANDING**

Wood laminate floor covering. Access to shelved store. Stairwell to second floor.

### **BEDROOM 1 15'8" x 8'11" (wps)**

Fitted wardrobes with mirror panelled sliding doors.

### **BEDROOM 2 13'0" x 5'7" (wps)**

Tiled floor.

### **BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, floating vanity unit and WC. Curved, glass shower screen over bath. Chrome towel radiator. Fully panelled walls.

## **SECOND FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 3 12'8" x 11'11"**

Range of fitted wardrobes and storage. Wood laminate floor covering. Built in walk in wardrobe with gas fired central heating boiler.

### **BEDROOM 4 10'10" x 10'0"**

Built in wardrobe.

### **SHOWER ROOM**

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower. Fully tiled walls.

### **EXTERNAL**

Double gates leading to private driveway area, finished in brick pavior. External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance, paved rear garden.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this





property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Well presented, spacious, four bedroom, mid town house, conveniently located within walking distance to Belfast city centre. The property comprises entrance hall, bay fronted lounge, kitchen through dining room, modern fitted high gloss kitchen, four well proportioned bedrooms, bathroom and separate shower room. Externally the property enjoys private driveway area to front and fully enclosed, low maintenance, paved rear garden. Other attributes include gas heating and PVC double glazing. Early viewing strongly recommended to avoid disappointment.**



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>	<b>72</b>	<b>74</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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