

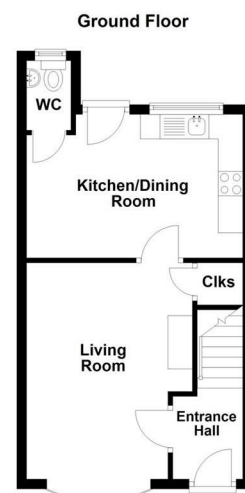


19 Roden Street, Belfast, BT12 5DL

- Fully Modernised Mid Terrace
- Lounge
- Luxury Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Fully Tiled Bathroom
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £149,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Tiled floor. Stairwell to first floor. Half panelling to walls. Glass panelled door leading to:

LOUNGE 14'4" x 11'3" (wps)

Bay window to front elevation. Contemporary focal point wall mounted electric fire. Tiled floor. Access to under stairs store.



KITCHEN WITH INFORMAL DINING ROOM 14'8" x 9'8"

Luxury fitted kitchen with range of high and low level storage units with solid quartz work top. Inlaid stainless steel sink unit. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Stone clad splashback to walls. Tiled floor. Panel feature wall. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

Half panelling to walls. Access to walk in store with gas fired central heating boiler. Slingsby style ladder accessing to partially floored roof space.

BEDROOM 1 14'6" x 11'5"

Wood laminate floor covering.

BEDROOM 2 9'10"x 8'2" (wps)

Built in double wardrobe. Tile effect feature wall. Wood laminate floor covering.

BEDROOM 3 11'3" x 8'0" (wps)

Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Chrome towel radiator.

EXTERNAL

Fully enclosed low maintenance front garden finished in slate chippings and raised bed.

Entrance canopy.

External lighting.

Fully enclosed low maintenance rear garden/yard finished in concrete.

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.



Immaculately presented, fully modernised, three bedroom mid terrace property, conveniently situated on Roden Street, West Belfast.

The property comprises entrance hall, lounge, kitchen with informal dining area, luxury fitted kitchen, furnished cloakroom, three well-proportioned bedrooms, and deluxe, fully tiled bathroom, with contemporary white three piece suite.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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