COLIN GRAHAM RESIDENTIAL

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1 Molyneaux Street, Belfast, BT15 1GD

- End Town House
- Bay Fronted Lounge
- Furnished Cloakroom
- Gas Heating
- Private Driveway; Enclosed Rear Garden
- Four Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Two Bathrooms
- PVC Double Glazing
- Convenient Location

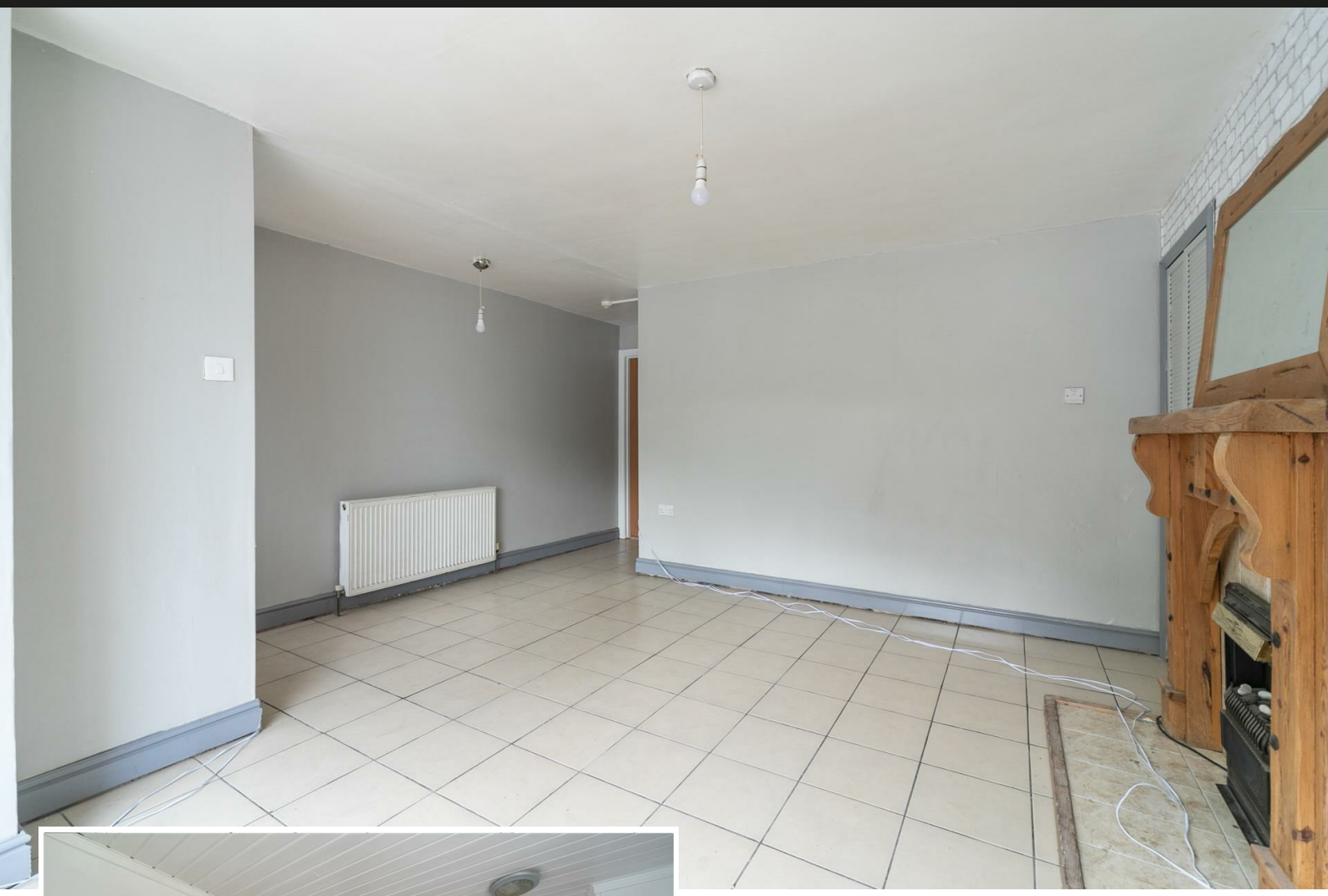
Offers Over £139,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

LOUNGE 15'7" x 14'6" (wps)

PVC double glazed front door. Tiled floor. Focal point fireplace. Picture window to front elevation. Stairwell to first floor.

KITCHEN WITH INFORMAL DINING AREA 15'9" x 10'4" (wps)

White, high gloss kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, hob with stainless steel extractor hood over. Integrated oven. Space for under counter fridge. Splashback panelling and splashback tiling to walls. Tiled floor. Access to under stairs store with gas fired central heating boiler.

REAR HALL

Tiled floor. PVC double glazed door, leading to rear garden.







FULLY TILED FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC.

FIRST FLOOR

LANDING

Stairwell to second floor. Access to store.

BEDROOM 1 15'9" x 9'0"

BEDROOM 2 10'9" x 8'0"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit over bath. Part panelled, part tiled walls.

SECOND FLOOR

LANDING

Access to roof space.

BEDROOM 3 15'10" x 12'1" (wps)

Built in wardrobe.

BEDROOM 4 14'1" x 10'0" (wps)

Built in wardrobe.

BATHROOM 2

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls.

EXTERNAL

Private driveway, finished in brick pavior.
Tiled entrance porch.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden/yard.
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.



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Well presented, spacious, four bedroom, end town house, conveniently located within walking distance to Belfast city centre.

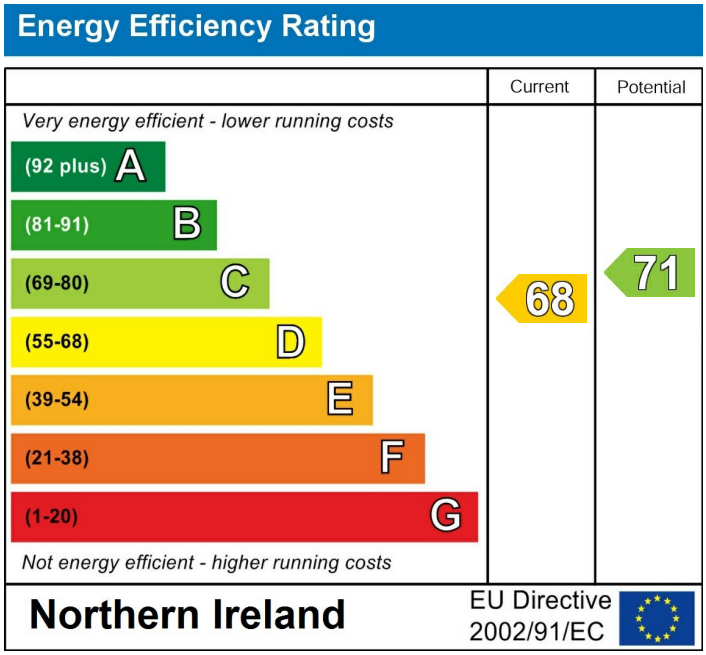
The property comprises entrance hall, bay fronted lounge, kitchen through dining room, modern fitted high gloss kitchen, furnished cloakroom, four well-proportioned bedrooms, and two bathrooms.

Externally, the property enjoys private driveway area to front and fully enclosed garden/yard to rear.

Other attributes include gas heating and PVC double glazing.

Early viewing strongly recommended to avoid disappointment.





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

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