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2 Cuan Parade, Belfast, BT13 3FE

- Extended End Terrace
- Lounge; Open Arch To Dining/Family Room
- Deluxe Bathroom With Three Piece Suite
- Enclosed Rear Yard
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Recently Renovated
- Ideal First Time Buy / Buy To Let Investment

Offers Over £99,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to under stairs store. Glass panelled door leading to:

LOUNGE 11'9" x 9'4" (wps)

Bay window to front elevation. Open arch leading to:

DINING / FAMILY ROOM 15'7" x 10'2"

Glass panelled door leading to:







KITCHEN 11'5" x 9'11"

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear yard.

FIRST FLOOR

LANDING

Access to partially floored roof space with slingsby style ladder and gas fired central heating boiler.

BEDROOM 1 12'1" x 9'2" (wps)

Bay window to front elevation.

BEDROOM 2 10'3" x 8'6"

BEDROOM 3 6'5" x 6'0"

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled shower with drench shower head. Folding shower screen. Part tiling to walls. Tiled floor.

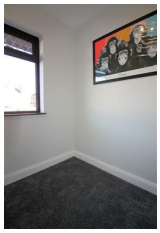
EXTERNAL

Enclosed rear yard.

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.

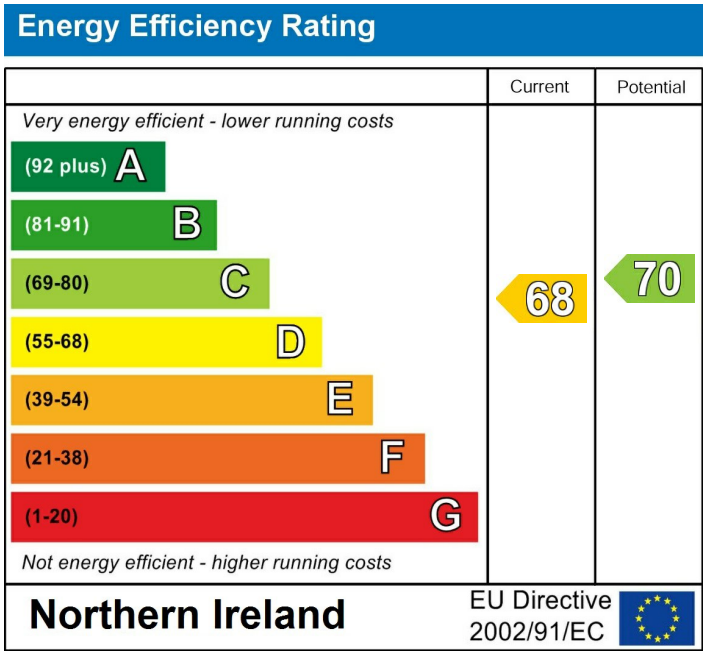






Immaculately presented, recently renovated, extended three bedroom end terrace property with enclosed rear yard, conveniently located within the popular Cuan Parade, situated off the Springfield Road, Belfast. The property comprises entrance hall, lounge with open arch arch to dining/family room, modern fitted, high gloss kitchen, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys an enclosed rear yard and benefits from gas fired central heating, PVC double glazing and occupying a convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly 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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