



1B Station Road, Belfast, BT4 1RE

- Spacious, End Town House Property
- Lounge Through Kitchen
- Luxury Fitted Kitchen
- Deluxe Shower Room
- Private Parking Space
- Two Well-Proportioned Bedrooms
- Informal Dining Area
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Private Rear Garden

Offers Over £199,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Intercom entry system.

#### PRIVATE ENTRANCE HALL

Tiled floor. Stairwell to first floor. Glass panelled door to lounge and kitchen.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and WC. Part tiling to walls. Stone clad effect feature wall. Tiled floor.



## LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 21'3" x 16'2" (widest points)

Luxury fitted kitchen with range of high and low level storage units, with contrasting marble effect work surface. Inlead stainless steel sink unit. Integrated touch screen ceramic hob with extractor hood over. Integrated oven and microwave oven, fridge freezer and dishwasher. Space for wine fridge. Splashback panelling to walls. Tiled floor. Gas fired central heating boiler (housed within matching unit).

## LIVING/DINING AREA

Dual aspect windows. Tiled floor. PVC double glazed French doors accessing parking space and garden.

## FIRST FLOOR

## LANDING

## BEDROOM 1 18'2" x 8'3" (wps)

Fitted wardrobes and storage units. Access to roof space.

## BEDROOM 2 14'9" x 9'1" (wps)

Dual aspect windows.

## DELUXE SHOWER ROOM

Contemporary three piece suite comprising over sized fully tiled shower enclosure, floating vanity unit and WC. Thermostat control shower with drench shower head. Towel radiator. Half tiling to walls. Tiled floor. Access to shelved store with radiator.

## EXTERNAL

Allocated parking space.  
Additional communal guess parking.  
Private rear garden finished in artificial grass, timber decking and paved patio area.  
External lighting.  
Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings





& Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Immaculately presented, spacious, two bedroom, end town house property, situated within a select mews style development, off Station Road, Belfast.**

**The property comprises entrance hall, furnished cloakroom, lounge through kitchen with informal dining area, luxury fitted kitchen, two well-proportioned bedrooms, and deluxe shower room, with contemporary, white, three piece suite.**

**Externally, the property enjoys private parking space, communal guest parking, and low maintenance, private rear garden, finished in artificial grass, timber decking and paved patio area.**

**Other attributes include gas heating, PVC double glazing, and being within short walking distance to Sydenham railway station.**

**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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>77</b> | <b>77</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 |           |           |

**Northern Ireland**

EU Directive  
2002/91/EC

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