



19 Upper Charleville Street, Belfast

£74,950

Modern Built Town Terrace in Ever Popular Location

A modern built 3 bedroom town terrace situated within this ever sought after location. The property comprises 3 bedrooms, lounge with double aspect windows, modern fitted kitchen with dining area and modern white bathroom suite. The dwelling further offers uPvc windows and doors, oil fired central heating and downstairs furnished cloakroom.

A corner position and private rear space combines with this most convenient location close to all local amenities to make this an opportunity not to be missed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
54	67	46	60
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>Northern Ireland EU Directive 2002/91/EC</p>		<p>Northern Ireland EU Directive 2002/91/EC</p>	

Entrance Hall

UPvc double glazed entrance door, single panelled radiator, built-in cupboard.



Lounge 4.74 x 3.18 (15'7" x 10'5")

Double panelled radiator.



Kitchen 4.68 x 3.60 (15'4" x 11'10")

Stainless steel sink unit, range of high and low level units, formica worktops, plumbed for washing machine, fridge/freezer space, cooker space, partly tiled walls, built-in cupboard.



Rear Hall

Furnished Cloakroom

White suite comprising low flush wc, wash hand basin.

First Floor

Landing, built-in cupboard.



Bedroom 4.20 x 2.27 (13'9" x 7'5")
 Wood laminate floor, double panelled radiator.



Bedroom 3.32 x 2.41 (10'11" x 7'11")
 Double panelled radiator.



Bedroom 3.64 x 2.91 (11'11" x 9'7")
 Double panelled radiator, built-in cupboards.



Bathroom
 Modern white suite comprising panelled bath, telephone hand shower, electric shower, shower screen, pedestal wash hand basin, low flush wc, chrome towel rail, pvc panelled walls and ceiling.



Outside
 Corner site, paved area to front, private enclosed rear.

