

136 Silvio Street Shankill Road, Belfast, BT13 1RN

Offers Over £119,950

Unique Corner Modern Built Town House Affording Generous Accommodation Throughout

A magnificent opportunity to purchase a modern built town house holding a unique corner position within this most popular location. The generously proportioned interior comprises 3 bedrooms, spacious lounge into bay, fitted kitchen incorporating built-under oven and ceramic hob with dining area and white family bathroom. The dwelling further benefits from gas central heating, downstairs furnished cloakroom, uPvc double glazed windows and extensive use of ceramic and wood laminate floor coverings. A corner site with hard landscaped gardens combines with the most convenient location and low outgoings to make this the perfect home for the investor or first time buyer alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(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	

136 Silvio Street

Shankill Road, Belfast, BT13 1RN



- Corner Modern Constructed Town Terrace
- Downstairs Furnished Cloakroom
- White Bathroom Suite
- 3 Bedrooms Lounge Into Bay
- Upvc Double Glazed Windows
- Hard Landscaped Corner Site
- Spacious Fitted Kitchen With Dining
- Gas Central Heating

Open Entrance Porch

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, under stairs cloaks.

Furnished Cloakroom

White suite comprising , wash hand basin, low flush wc, panelled radiator.

Lounge Into Bay

15'8" x 13'0" (4.79 x 3.97)
Patio door to rear garden, wood laminate floor, panelled radiator.

Kitchen

13'2" x 12'9" (4.03 x 3.91)
Single drainer stainless steel sink unit, extensive range of high and

low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls ,ceramic tiled floor, Upvc double glazed rear door.

Dining Area

Panelled radiator, built-in storage.

First Floor

Landing Bow window, panelled radiator, airing cupboard, storage cupboard.

Bedroom

12'10" x 9'11" (3.92 x 3.04)

Wood laminate floor, concealed gas boiler, storage cupboard.

Bathroom

Classic white suite comprising panelled bath, telephone hand shower unit, wash hand basin, low flush w.c, chrome radiator, partly tiled walls

Bedroom

11'4" x 9'10" (3.46 x 3.01)

Wood laminate floor, panelled radiator.

Bedroom

12'9" x 10'2" (3.90 x 3.10)

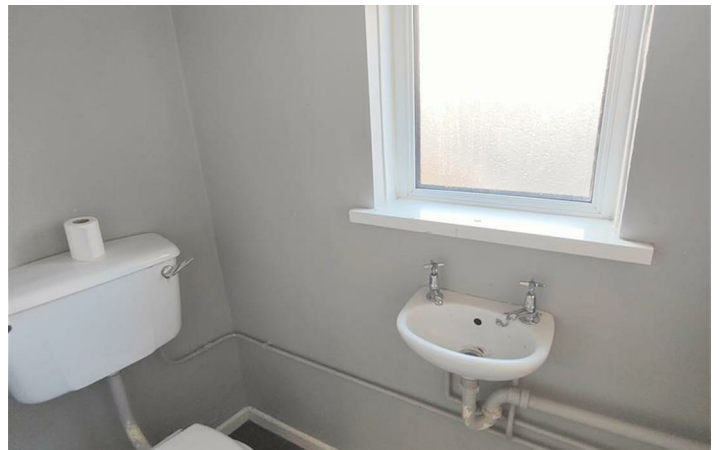
Wood laminate floor, panelled radiator.

Outside

Hard landscaped gardens front side and rear in patio

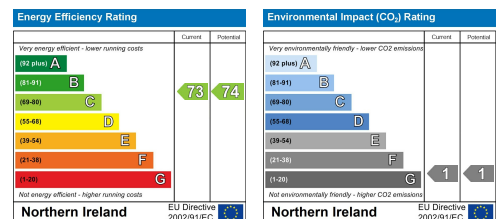


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark