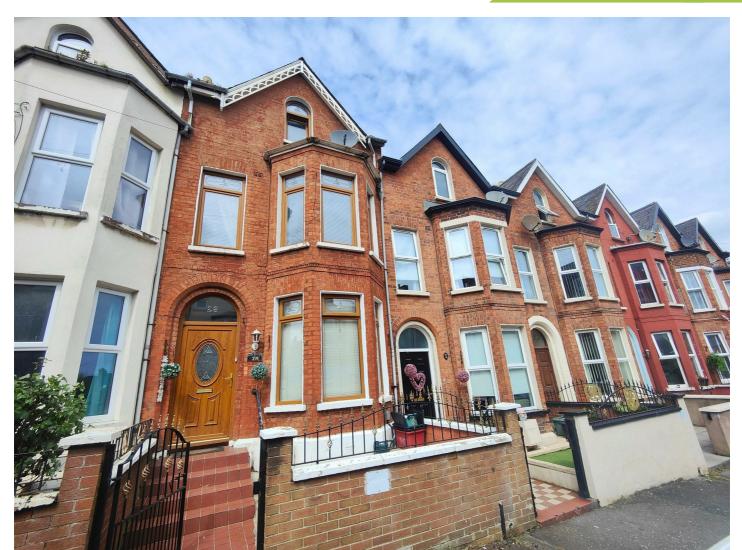
# **CAVEHILL BRANCH**



028 9072 9270

cavehill@ulsterpropertysales.co.uk









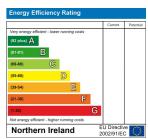
# 28 Newington Street , Belfast, BT15 2HQ

Superb Extended Red Brick Period Town Terrace with Luxury Features Throughout.

A fabulous opportunity to purchase a handsome period town house situated within its ever popular location. The richly appointed interior offers 4 bedrooms over two floors, 2 reception rooms, spacious extended fitted kitchen incorporating under oven and ceramic hob and contemporary white family bathroom. The dwelling further offers utility room, uPvc double glazed windows, gas fired central heating, extensive use of wood laminate and ceramic floor coverings. The dwelling has benefited from a program of improvement works in past years and has been maintained and presented to an excellent standard.

Immediate inspection is highly recommended to avoid disappointment.

# Offers In The Region Of £149,950



# 28 Newington Street

# , Belfast, BT15 2HQ











- **Period Terrace**
- Modern White Bathroom Suite
- Highly Regarded Location
- Extended Handsome Red Brick 4 Bedrooms Through Lounge
  - Upvc Double Glazed Windows
  - Many Extras And Period Features
- · Extended Fitted Kitchen
- · Gas Central Heating

# **Enclosed Entrance Porch**

Double glazed entrance door, wood laminate floor.

### **Entrance Hall**

Glazed vestibule door, wood laminate floor, cornice ceiling.

# **Through Lounge into Bay**

15'5" x 10'6" (4.71 x 3.22)

Panelled radiator, tiled fireplace, wood laminate floor.

# **Dining Area**

Panelled radiator, cornice ceiling.

# **Extended Kitchen**

14'5" x 10'8" (4.41 x 3.27)

range of high and low level units, ceramic hob, stainless steel canopy extractor fan, plumbed for dishwasher, fridge/freezer space, partly tiled walls, wood laminate floor.

### **Breakfast Area**

Under stairs storage.

# **Utility Room**

5'9" x 4'3" (1.77 x 1.32)

Plumbed for washing machine, wall mounted gas boiler, ceramic tiled floor, fully tiled walls.

### **First Floor**

Landing, wood laminate floor, panelled radiator, single glazed window, cornice ceiling.

# **Bathroom**

Single drainer white sink unit, extensive Modern white suite comprising shower 11'6" x 8'4" (3.52 x 2.55) cubicle, thermostatically controlled formica worktops, built-under oven and shower unit, drench shower, vanity unit, panelled radiator. low flush wc, fully tiled walls, chrome radiator, pvc ceiling.

#### **Bedroom**

11'4" x 8'7" (3.46 x 2.63)

Wood laminate floor, built-in robe, panelled radiator, cornice ceiling.

# **Bedroom into Bay**

16'3" x 14'6" (4.97 x 4.44)

Wood laminate floor, panelled radiator, cornice ceiling.

### **Second Floor**

Landing

# **Bedroom**

13'6" x 12'7" (4.13 x 3.85)

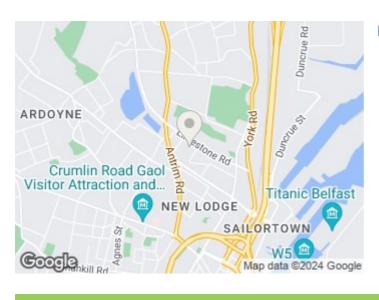
Panelled radiator, wood laminate floor.

# **Bedroom**

Velux rooflight, wood laminate floor,

# **Outside**

Hard landscaped forecourt, enclosed yard, outside light and tap.



# **Directions**











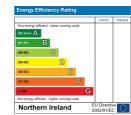


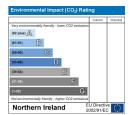




# **Floor Plan**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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