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NETWORK STRENGTH – LOCAL KNOWLEDGE

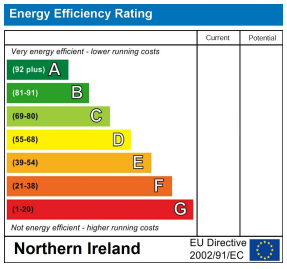
# 47 Fortwilliam Parade

## , Belfast, BT15 3LT

**Offers Around £117,950**

Double Extended Period Town Terrace Extensively Refurbished And Presented To A High Standard

Situated within an area which has undergone significant regeneration in recent time this extensively refurbished and double extended period town terrace will impress. The modern interior comprises 3 bedrooms, through lounge, extended fitted kitchen incorporating built-in oven and ceramic hob with extended bathroom in white suite to ground floor. The dwelling further offers gas fired central heating installed in 2023, uPvc double glazed windows and exterior doors and has benefited from a comprehensive improvement programme in past years and benefits from little or no maintenance worries.
An enclosed rear yard with utility room and a convenient location with the city and Belfast's new university a short commute away makes this the perfect first time buyer or investor opportunity.



# 47 Fortwilliam Parade

## , Belfast, BT15 3LT

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- Double Extended Period Town Terrace
- Extended Fitted Kitchen
- Extensively Refurbished
- Close To The City
- Through Lounge 3 Bedrooms
- Upvc Double Glazed Windows
- Ever Popular Location
- Extended Bathroom in White Suite
- Gas Central Heating Installed 2023
- Highest Presentation

**Entrance Hall**
UPvc double glazed entrance door, panelled radiator. Wood laminate floor.

**Through Lounge**
20'7" x 9'11" (6.28 x 3.04)
Wood laminate floor, double panelled radiator.

**Dining Area**
Wood laminate floor, double panelled radiator, understairs storage with power points

**Extended Kitchen**
12'2" x 7'3" (3.72 x 2.23)
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 extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator, ceramic tiled floor.

**Rear Lobby**
Ceramic tiled floor, uPvc double glazed rear door.

**Extended Bathroom**
White suite comprising panelled bath, shower curtain, thermostatically controlled drench shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, double panelled radiator, ceramic tiled floor, extractor fan.

**First Floor**
Landing, velux rooflight, storage cupboard.

**Extended Bedroom**
14'2" x 8'0" (4.34 x 2.44)
Double panelled radiator

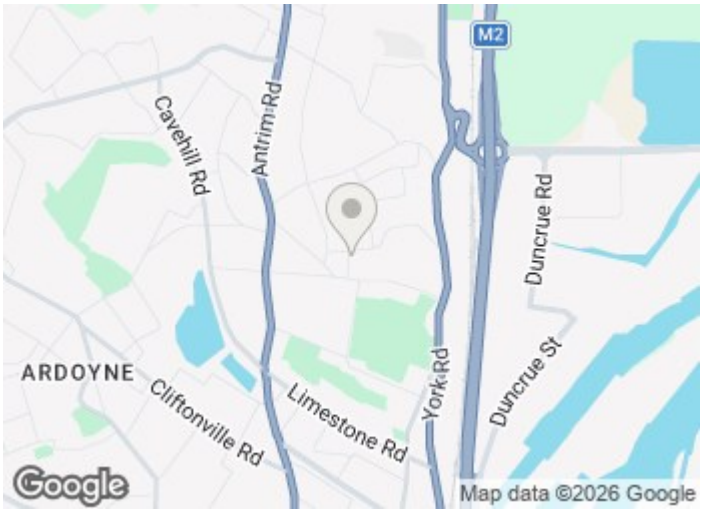
**Bedroom**
10'2" x 6'9" (3.10 x 2.08)
Sligsby type ladder, panelled radiator.

**Bedroom**
13'5" x 10'5" (4.11 x 3.20)
Wardrobe free standing, panelled radiator.

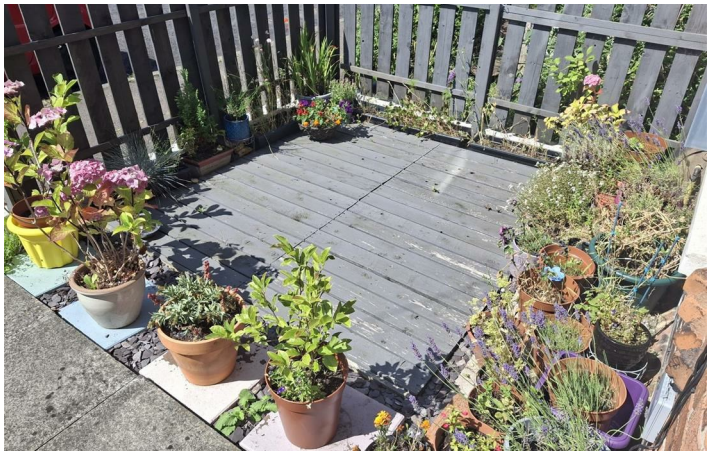
**Roofspace**
Floored

**Outside**
Hard landscaped front garden with decking. Enclosed rear yard.

**Rear Store**
9'1" x 6'1" (2.78 x 1.86)
Wall mounted gas boiler.




## Directions



# Floor Plan

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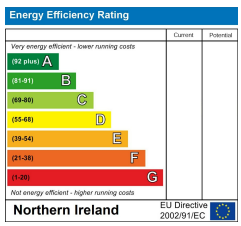


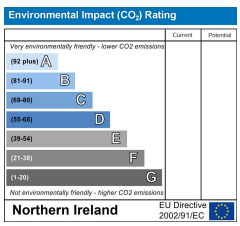




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