



## 22 Riga Street , Belfast, BT13 1NZ

**Offers In The Region Of  
£125,000**

Modern Constructed End Of Terrace Extensively Refurbished And Modernised To The Highest Standard

Commanding a superb corner site this modern constructed town terrace has been modernised and stylishly presented to the highest possible standard. The richly appointed interior comprises 3 bedrooms, two built-in mirrored slide robes, spacious lounge, luxury newly fitted kitchen incorporating built-in high level oven and ceramic hob, integrated dishwasher with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, updated wiring, cavity wall insulation, downstairs furnished cloakroom, pvc fascia and eaves, extensive use of wood laminate floor coverings and has undergone a comprehensive modernisation programme in recent times.

A superb corner site, low outgoings and a most convenient location combine to make this the perfect home for young and old alike - Immediate viewing high 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>		75	75
(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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 22 Riga Street

## , Belfast, BT13 1NZ



- Luxury Modern End Town House On Superb Corner Site
- Contemporary White Bathroom Suite
- Downstairs Furnished Cloakroom
- Most Convenient Location
- 3 Bedrooms, Lounge
- uPvc Double Glazed Windows
- Superb Corner Site
- Luxury Fitted Kitchen With Dining
- Gas Central Heating
- Private Patio, Off Street Parking

### Enclosed Entrance Porch

UPvc double glazed entrance door with side panels.

### Entrance Hall

Under stairs storage, double panelled radiator, wood laminate floor.

### Through Lounge

10'8" x 15'9" (3.26 x 4.81)  
Double panelled radiator, wood laminate floor, cornice ceiling.

### Kitchen

15'9" x 11'10" (4.82 x 3.62)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, microwave and high level oven, ceramic hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, integrated dishwasher, partly tiled walls,

panelled radiator, wood laminate floor, pvc ceiling, recessed lighting

Dining Area

### Rear Lobby

Furnished Cloakroom:

White suite comprising low flush wc, concealed cistern, chrome towel rail, pvc panelled walls, pvc ceiling, ceramic tiled floor.

### First Floor

Landing.

### Bedroom

9'8" x 11'8" (2.97 x 3.58)  
Built-in mirrored slide robes, double panelled radiator.

### Bathroom

Contemporary white suite comprising

panelled bath, shower screen, telephone hand shower, low flush wc, vanity unit, ceramic tiled floor, chrome radiator, pvc panelled walls, pvc ceiling, recessed lighting.

### Bedroom

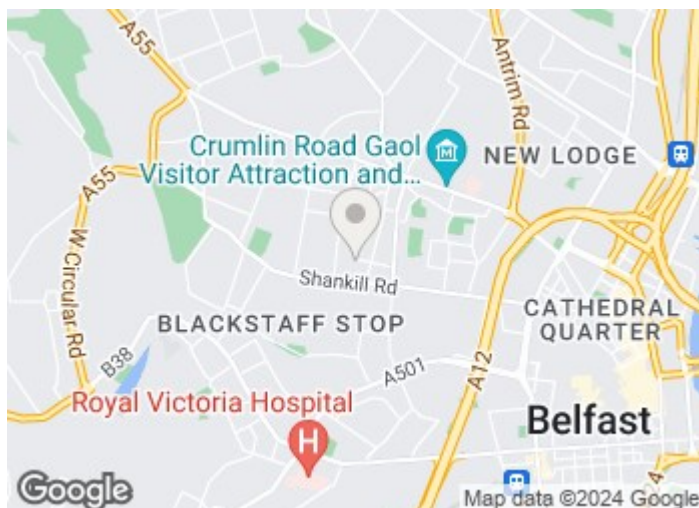
11'3" x 8'3" (3.45 x 2.52)  
Double panelled radiator, built in robes.

### Bedroom

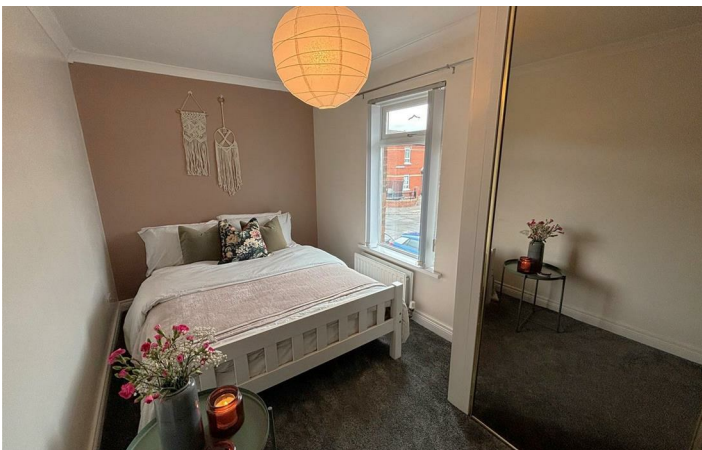
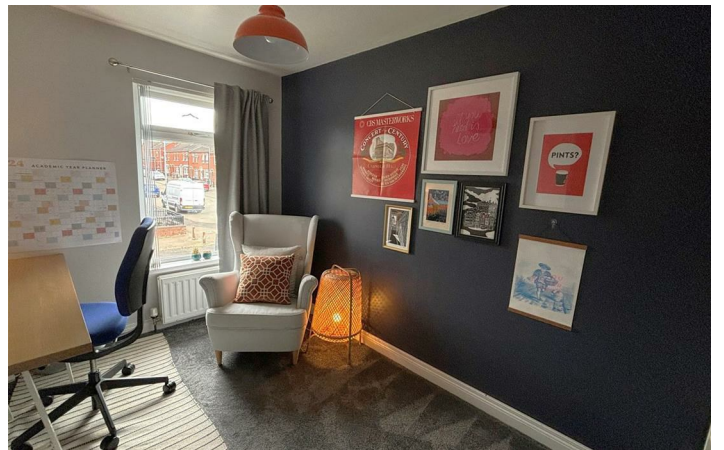
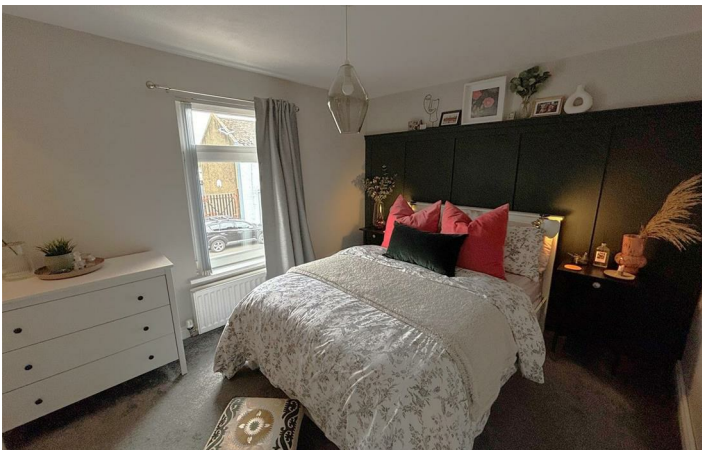
14'2" x 7'4" (4.32 x 2.24)  
Panelled radiator.

### Outside

Patio gardens front and side with driveway, enclosed rear yard, garden shed, outside tap.

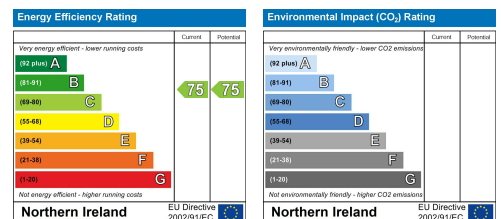


### Directions



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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