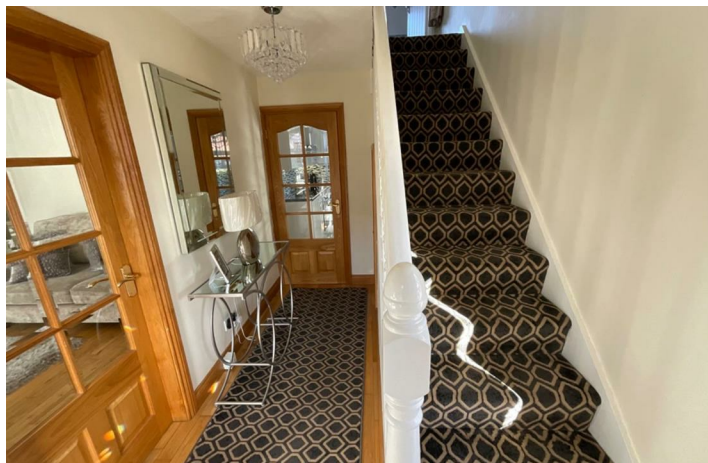
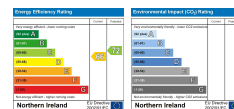




119 Matchett Street  
Belfast, BT13 1QD

Offers in the region of  
£149,950



# 119 Matchett Street

, Belfast, BT13 1QD

Offers in the region of £149,950



An exceptionally well presented semi-detached villa in a well sought-after location, boasting the highest quality of fixtures and fittings throughout which is sure to appeal to first-time buyers and growing families alike.

Internally this outstanding dwelling comprises of an entrance hallway, two receptions, stunning high gloss fitted kitchen with integrated appliances, luxury family bathroom and three well proportioned bedrooms. Outside there is a secure driveway, paved gardens to the front and rear and a large detached wooden garage.

The property further benefits from oil fired central heating and full Upvc double glazing.

Matchett Street is conveniently located between the ever-popular Crumlin and Shankill Road's and is close to many leading shops and amenities including Lidl, Iceland and a wealth of independent retailers. It also shares excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

White PVC front door with glass inset, under stair storage, enclosed electricity meter, hardwood flooring, double panelled radiator

### Living Room 15'10" x 11'6" (4.83m x 3.52m)

Into bay, attractive marble fireplace and surround with inset, hardwood flooring, double panelled radiator

### Kitchen 11'1" x 7'10" (3.38m x 2.39m)

High gloss fitted kitchen with both high and low units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps, integrated double oven and hob with extractor hood, integrated under counter fridge and freezer, plumbed for a washing machine, tiled flooring, double panelled radiator, access to driveway,

### Dining Room 11'1" x 10'5" (3.38m x 3.19m)

Sliding patio doors leading to rear yard, tiled flooring, double panelled radiator

## First Floor

### Landing

Access to foored loft via pull-down ladder, enclosed hot press with additional storage

### Bathroom

Luxury white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachment overhead, tiled flooring and walls, PVC cladded ceiling with recessed lighting, heated towel rail

### Front Bedroom 15'9" x 11'6" (4.81m x 3.52m)

Built-in wardrobes, double panelled radiator



### **Rear Bedroom 10'8" x 11'5" (3.26m x 3.50m)**

Wood laminate flooring, double panelled radiator

### **Third Bedroom 10'1" x 8'11" (3.08m x 2.74m)**

Mirrored slide robes, double panelled radiator

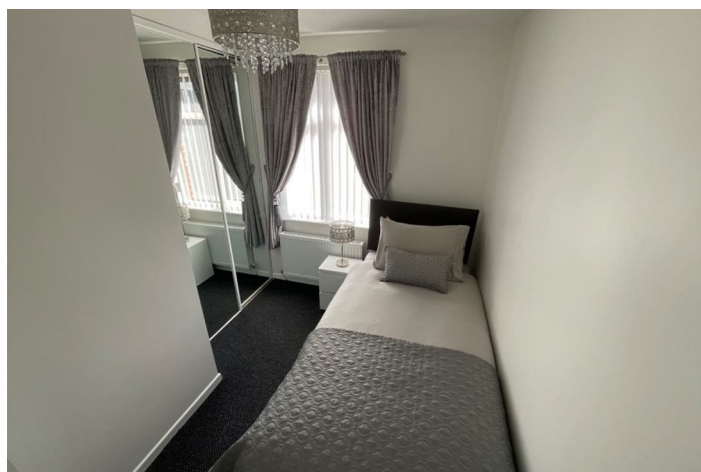
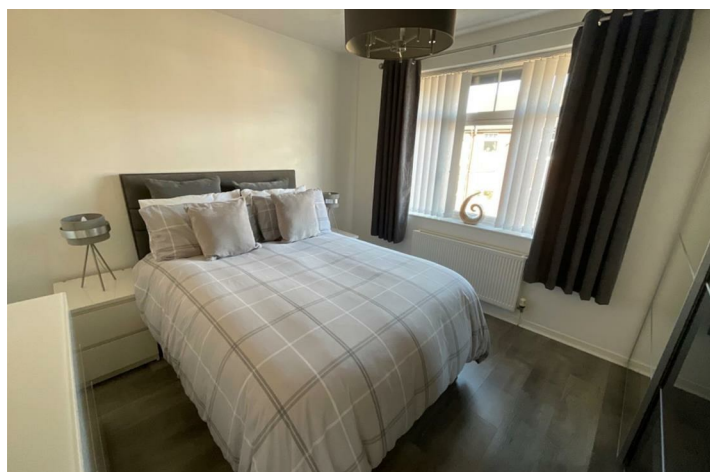
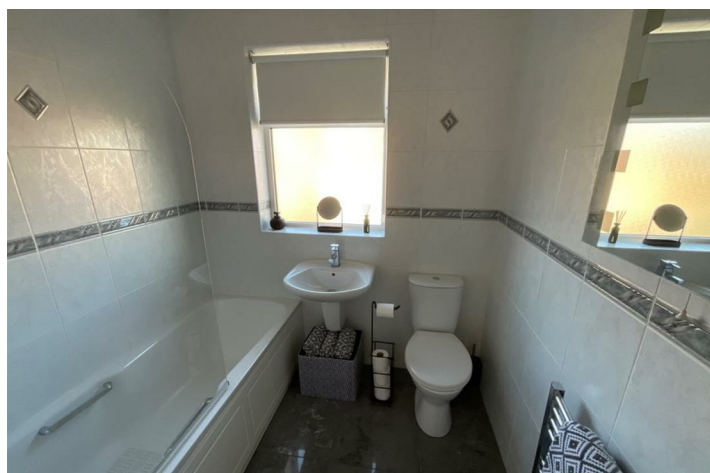
### **Outside**

#### **Front**

Brick privacy wall with metal entrance gates, paved yard and driveway

#### **Rear**

Large wooden garage with metal up and over door and full electrics, external lighting and security camera, fully paved and enclosed yard, wood panelled fencing surround, oil boiler house, PVC oil tank



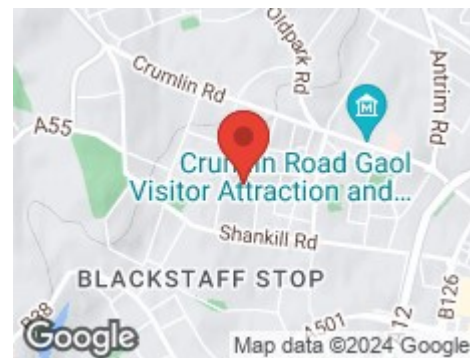
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.