



Pomona Avenue,

**Guide Price £135,000**



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## Pomona Avenue, Belmont, Belfast

### Guide Price £135,000

This prime residential location is highly sought after due to the convenience of both Belmont and Ballyhackamore villages, benefiting from the wonderful array of day to day amenities, shopping facilities, restaurants and eateries. Belfast City Centre is also a short commute away via the main arterial routes and or various public transport links. This fine property is beautifully presented and consists of bright and well-proportioned accommodation throughout which will be of particular appeal to those seeking their first home. Early inspection is strongly encouraged to avoid disappointment. **KEY FEATURES** Immaculate Mid Terrace Property Within Prime Residential Location Bright, Well-Proportioned And Tasteful Decor Throughout Lounge Open Plan To Dining With Bay Window High Gloss Modern Fitted Kitchen Two Good Bedrooms With Fully Floored Roof Space Area Luxury White Bathroom Suite GFCH uPVC Double Glazed Windows Enclosed Easy To Maintain Courtyard To Rear No Onward Chain Within Easy Reach To Both Belmont And Ballyhackamore Villages Belfast City Centre Is Also A Short Commute Away Early Inspection Is Encouraged

**SOLID WOODEN FRONT DOOR WITH GLAZED INSET TO...**

#### ENTRANCE HALL

Laminated wooden flooring.

#### LOUNGE OPEN PLAN TO DINING AREA

7.01m x 3.10m (At widest points) (23'0" x 10'2" (At widest points))

Into bay window. Hole in wall fireplace. Ample dining area. Under stairs storage. Laminated wooden flooring.

#### STUNNING HIGH GLOSS FITTED KITCHEN

4.37m x 1.98m (14'4" x 6'6")

One bowl Franke sink unit with chrome swan neck dual mixer tap. Excellent range of high and low level units



For full EPC please contact the branch

with stainless steel door furniture and wood effect work surfaces. Integrated four ring electric hob and built in stainless steel oven with chimney extractor hood. Plumbed for washing machine. Space for American fridge / freezer. Partly tiled walls. Ceramic tiled flooring. uPVC door to enclosed rear courtyard.

#### FIRST FLOOR

##### BEDROOM ONE

4.06m x 3.18m (13'4" x 10'5")

##### BEDROOM TWO

3.02m x 2.51m (9'11" x 8'3")

#### LUXURY WHITE BATHROOM SUITE

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Chrome heated towel rail. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

#### LANDING

Built in storage cupboard with gas fired boiler. Fixed stair case too...

#### FULLY FLOORED ROOF SPACE

2.92m x 2.90m (9'7" x 9'6")

Velux window. Storage in the eaves.

#### OUTSIDE

Enclosed easy to maintain court yard to rear.





Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	62	(55-68) <b>D</b>	56
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland		England, Wales & N.Ireland	
Directive 2002/91/EC		Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.	

