



Castleboy Avenue,

**£99,950**



**Reeds Rains**

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# Castleboy Avenue, Belfast

£99,950

This is an opportunity to purchase a three bed mid terrace in the Belvoir Estate, located within walking distance of local bus stops and easy access to the City Centre, local amenities and transport links. Although in need of minor modernisation, it represents excellent value for money and should prove to be a lucrative investment for the new owner. In brief the accommodation comprises of three first floor bedrooms with bathroom whilst the ground floor has dining room, living room and kitchen. Viewing by appointment through Reeds Rains Ormeau Road on 02890 680420.

## ENTRANCE HALL

Under stair storage.

## PVC FRONT DOOR

## DINING ROOM

4.19m x 3.20m (13'9" x 10'6")

Front aspect. Hole in wall fireplace with electric inset fire.

## LIVING ROOM

4.32m x 3.66m (14'2" x 12'0")

Rear aspect. Laminate wood flooring. Tiled fireplace with electric inset.

## KITCHEN

3.23m x 2.36m (10'7" x 7'9")

Range of high and low level units. Stainless steel single drainer sink unit with mixer taps. Part tiled walls. Space for fridge/freezer. Plumbed for washing machine. Space for free standing electric oven. Built in shelved storage cupboard. Tongue and groove ceiling. Upvc double glazed rear door.

## STAIRS TO:-

### FIRST FLOOR LANDING

Built in storage cupboard.

### BEDROOM 1

4.01m x 2.95m (13'2" x 9'8")

Front aspect.

### BEDROOM 2

4.04m x 3.40m (13'3" x 11'2")

Rear aspect. Built in storage cupboard with gas boiler. Shelved storage cupboard.

### BEDROOM 3

4.27m x 2.06m (14'0" x 6'9")

Rear aspect. Built in storage cupboard.

## BATHROOM

2.54m x 1.83m (8'4" x 6'0")

Low flush WC. Pedestal wash hand basin with mixer taps. Tiled walls. Corner shower cubicle with thermostatically controlled shower.

## OUTSIDE

front forecourt with paved pathway. Part loose stones. Option of driveway for off road parking. Enclosed rear garden part paved / part loose stones. Outside tap. Outhouse.

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

