



College Park Avenue,

Offers In Excess Of £274,950



Reeds Rains

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We are delighted to market this immaculately presented extended semi detached home. Located on College Park Avenue, South Belfast a much sought after convenient location within easy commuting distance to Belfast City Centre, Queens University, Botanic gardens and Stranmillis village with its wide range of shops and restaurants. This superb home has been well cared for and modernised in recent times by it's current owner including a large rear extension giving that much wanted kitchen/family/dining area overlooking the private garden. The ground floor accommodation consists of entrance hall, bright and spacious front living room, dining room/ office which is through to modern extended kitchen/family/ dining room. The lower level is complemented with utility area, WC and access to storage shed. The first floor offers three large bedrooms, bathroom, shower room and separate WC. Off the landing via a spiral staircase a floored room can easily be accessed which could offer a fourth bedroom subject to the usual approvals. Externally this home benefits from driveway to the side, low maintenance front garden and enclosed rear garden part laid in lawn/part patio with sheltered cabin ideal for outside entertaining. Other key features include gas fired central heating, double glazing, solar thermal panel, zoned heating system which make this house efficient. Viewing is by appointment with Reeds Rains Ormeau Road on 02890 680420.

HARDWOOD FRONT DOOR

INNER PORCH

Original tiled floor. Ceiling coving. Glazed hardwood door with matching side panels to:-

ENTRANCE HALL

Solid hardwood flooring. Cornice work. Recessed spotlights. Under stair storage.

LIVING ROOM

4.70m x 4.32m (15'5" x 14'2")

Bay window. Solid hardwood flooring. Cornice work. Picture rail. Feature brick fireplace with wood burning stove. Recessed spotlights.

DINING ROOM

4.19m x 3.66m (13'9" x 12'0")

Solid hardwood flooring. Picture rail. Glazed hardwood doors to:-

EXTENDED KITCHEN / DINING AREA

6.10m x 5.99m (20'0" x 19'8")

Excellent range of high and low level units. Built in 'Bosch' electric oven. 4 ring gas hob. Over head steel/glass extractor hood. Space for integrated fridge/freezer. Marble tiled flooring in kitchen. Integrated dishwasher. Built in wine rack. Belfast sink with swan neck mixer taps. Skylight. Exposed brick wall. Recessed spotlights. Solid

bamboo wood flooring in dining. Dual skylights. Under floor heating. By folding doors leading to rear.

UTILITY ROOM/WC

3.40m x 2.59m (11'2" x 8'6")

Stainless steel 1.5 drainer sink unit with mixer taps. Part tiled walls. Marble tiled floor. Plumbed for washing machine. Skylight. Pvc rear door. WC with low flush WC, Floating wash hand basin with mixer taps and tiled splash back, extractor fan and recessed spotlights. Access to:-

STORAGE SHED

Roller garage door. Pressurised water tank. Gas fired boiler.

FIRST FLOOR LANDING

Shelved hotpress.

SEPARATE WC

Low flush WC. Floating wash hand basin with mixer taps and tiled splash back. Tongue and groove ceiling.

BATHROOM

Panelled bath with mixer taps and over head shower attachment. Vanity unit with mono tap. Part tiled walls. Extractor fan. Terracotta tiled floor.

SHOWER ROOM

Shower cubicle with electric 'Mira' shower. Fully tiled floor and walls. Floating wash hand basin with mixer taps. Extractor fan.

BEDROOM 1

4.27m x 3.58m (14'0" x 11'9")

Solid birch wood flooring. Feature exposed brick wall. Tongue and groove ceiling. Rear aspect.

BEDROOM 2

3.51m x 3.07m (11'6" x 10'1")

Solid wood flooring. Tongue and groove ceiling. Front aspect.

BEDROOM 3

3.56m x 2.90m (11'8" x 9'6")

Solid wood flooring. Exposed brick wall. Front aspect.

SPIRAL STAIRCASE TO

FLOORED ROOM

(Potential for 4th bedroom subject to usual approvals) Skylight. Recessed spotlights. Radiator. Storage eaves.

OUTSIDE

Front paved pathway. Low maintenance front garden with shrubbery and border hedges. Rear garden laid in lawns with patio area. Border hedging. Sheltered cabin. Raised flower beds with shrubbery and rose bushes. Outside tap.

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

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

