

# For Sale

Offers Over: £130,000

SimonBrien



197 Avoniel Road  
Belfast  
County Antrim  
BT5 4SG

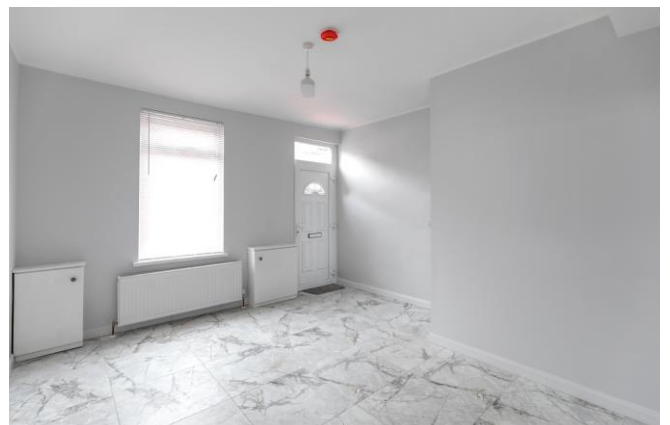
[simonbrien.com](http://simonbrien.com)



Beautifully presented and recently refurbished mid terrace property situated just off the Beersbridge Road, where it is conveniently located minutes away from Belfast City Centre, the Odyssey Arena and many other local amenities.

The current accommodation comprises of bright and spacious lounge, recently fitted kitchen, downstairs shower room, two well proportioned bedrooms.

Early viewing is highly recommended - ideal first time buy or investment.





### Special Features & Services

- Bright And Spacious Terrace Property Which Has Been Fully Refurbished
- Popular And Convenient Location
- Two Bedrooms
- Living Room With Tiled Floor
- Modern Kitchen
- Downstairs Shower Room
- Gas Central Heating
- Upvc Double Glazed Windows
- Ideal First Time Buy Or Investment
- Enclosed Yard With Store
- Early Viewings Advised

### Accommodation

#### Upvc front door to

#### Living Room

13'9" x 12'7" (4.2m x 3.84m):  
Tiled floor

#### Kitchen/Dining Area

12'6" x 9'2" (3.8m x 2.8m):  
Tiled floor, range of high and low level units, under bench electric oven, 4 ring ceramic hob, plumbed for washing machine, stainless steel extractor fan, stainless steel sink unit, Worcester gas boiler, partly tiled walls, uPVC door leading to yard

#### Downstairs Shower Room

Low flush WC, pedestal wash hand basin with vanity unit, chrome heated towel radiator, fully tiled shower cubicle, extractor fan

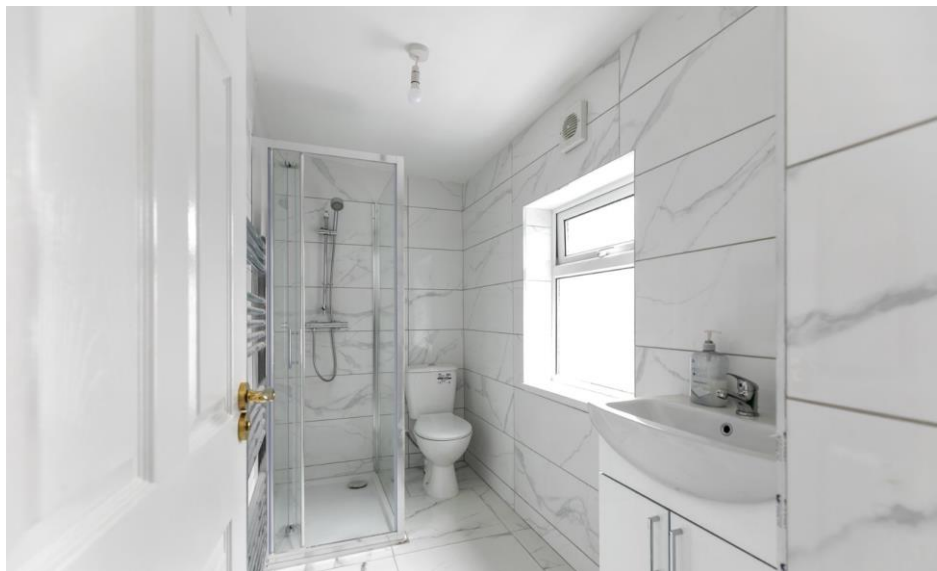
#### Main Bedroom

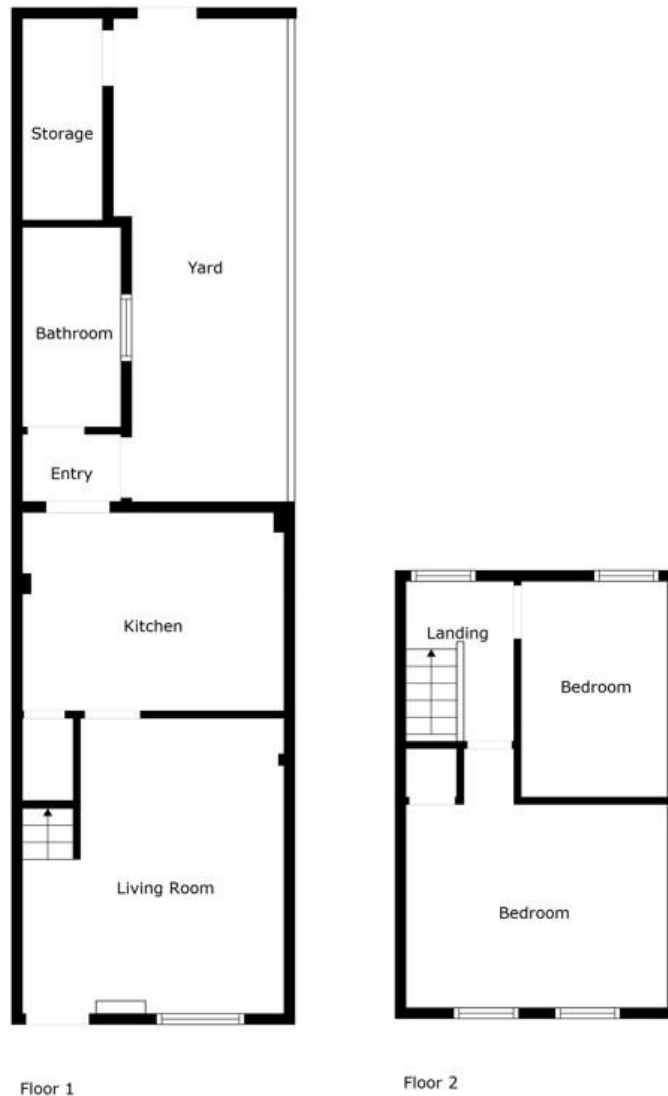
12'7" x 12'2" (3.84m x 3.7m):  
Built in cupboard

#### Bedroom 2

10'3" x 7'3" (3.12m x 2.2m):

#### Outside





#### VALUER

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#### MORTGAGE ADVICE

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E: office@crawfordmulholland.com

# SimonBrien



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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