



78 CHEVIOT AVENUE

Belfast, BT4 3AH

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*Offers around* **£179,950**



MID TERRACE | 3  | 1  | 1 

This attractive three-bedroom mid-terrace property is conveniently located off the Upper Newtownards Road in the heart of East Belfast

## KEY FEATURES

- Conveniently Located Within Walking Distance of Belmont and Ballyhackamore Villages
- Ease of Access for the City Commuter via the Glider Route
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Open Plan Living and Dining Room with Bay Window and Dual Aspect Windows
- Modern Fitted Kitchen, with Ample Space for Casual Dining, Access to Rear Courtyard
- Three Well Proportioned Bedrooms
- Modern Fitted Bathroom with White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Enclosed Private Rear Courtyard
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Open Plan Living/Dining Room  
24'7" x 10'4"
- Kitchen/Diner  
23'8" x 7'10"

### *First Floor*

- Landing
- Family Bathroom
- Bedroom One  
13'5" x 10'2"
- Bedroom Two  
11'1" x 7'10"

### *Second Floor*

- Bedroom Three  
13'5" x 10'2"

### *Outside*

- Paved Front Forecourt
- Concrete Rear Yard with  
Access to Alleyway





## DIRECTIONS

*Travelling along Holywood Road in the direction of Belfast City Centre, turn left on to Cheviot Avenue. Number 78 is located on the left hand side*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	50	60

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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