



11 POMONA AVENUE

Belfast, BT4 3AL

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*Offers over* **£120,000**



MID TERRACE | 2  | 1  | 1 

We are delighted to bring to the market this two bedroom mid-terrace property situated in Ballyhackamore, East Belfast. With its close proximity to many local amenities and transport links, this property offers great potential.

## KEY FEATURES

- Conveniently Located Within Walking Distance of Belmont and Ballyhackamore Villages
- Within Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Ease of Access for the City Commuter via the Glider Route
- Two Well Proportioned Bedrooms
- Open Plan Living and Dining Area with Bay Window
- Fitted Kitchen
- Fitted Bathroom
- Fixed Staircase to Floored Roofspace with Velux Window, Light and Power
- Enclosed Private Rear Courtyard
- Oil Fired Central Heating
- Part Double Glazed
- Cash Offers Only
- Broadband Speed - Ultrafast





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Open Plan Living/Dining Room  
23' x 10'10"
- Kitchen  
10'9" x 7'3"

### *First Floor*

- Landing
- Bedroom One  
13'7" x 10'9"
- Bedroom Two  
10' x 7'10"
- Bathroom

### *Second Floor*

- Floored Roofspace  
10'10" x 8'5"

### *Outside*

- Enclosed Rear Courtyard
- Oil Tank
- Access Gate to Rear Alleyway



## DIRECTIONS

Travelling along the Hollywood Road, in the direction of Belfast, Pomona Avenue is located on the left hand side before Hollywood Arches.



## 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	24
1-20	G	
NOT energy efficient – higher running costs		
		POTENTIAL
		50

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



## OUR BRANCHES

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