

# AGREED



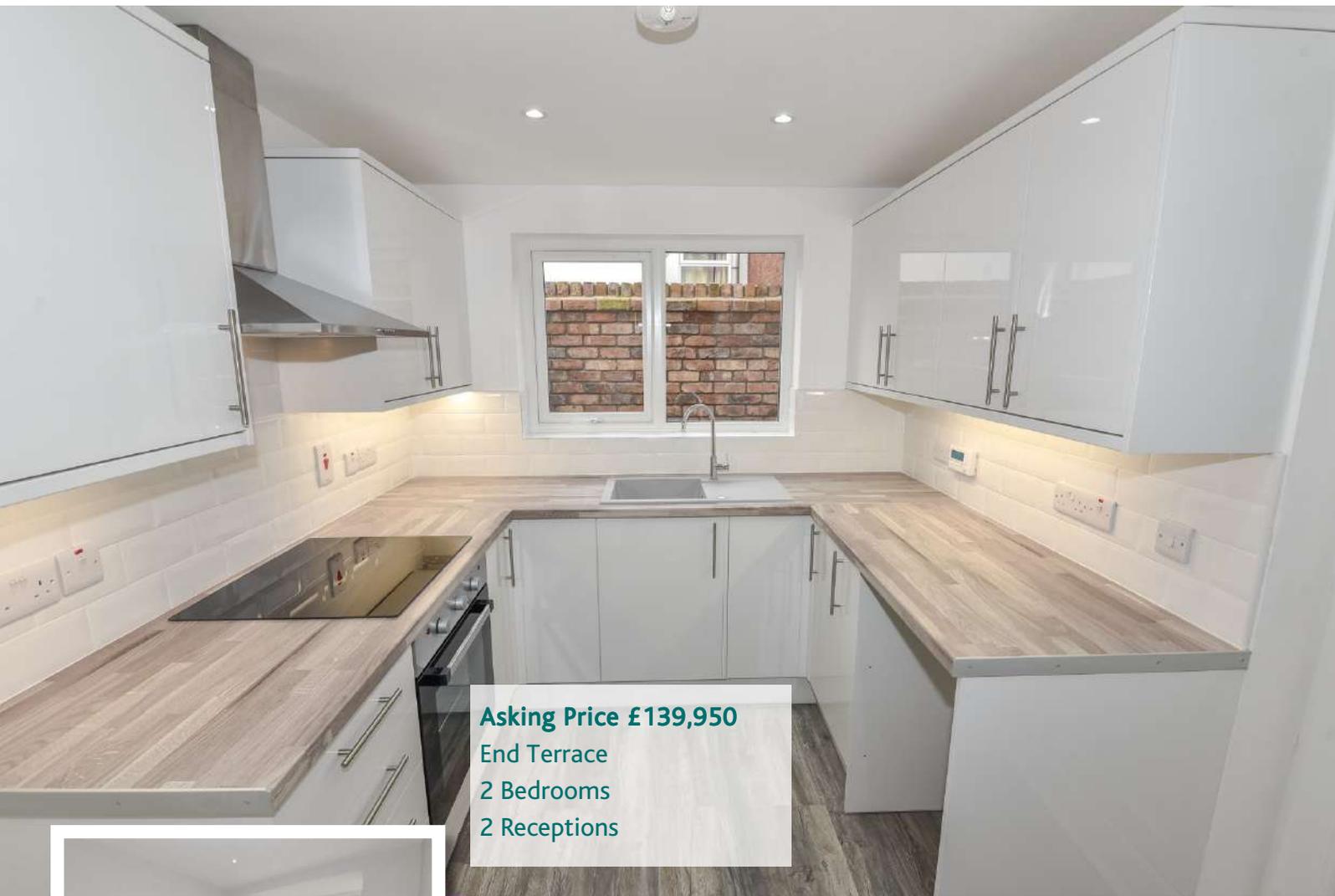
## JOHNMINNIS

ESTATE AGENTS &  
LETTING SPECIALISTS

2 Shaw Street | Belfast, BT4 1PT  
ASKING PRICE £139,950

Scan for Property Details  
and to Arrange a Viewing





## Property Features

- Stunning End Terrace
- Beautifully Presented Throughout
- Recently Re-wired and Re-plumbed and Insulated Throughout
- Close to Belmont and Ballyhackamore Villages, Main Bus Routes and Sydenham Train Station
- Two Well Proportioned Bedrooms and Large Floored Attic Room
- Modern Fully Fitted Kitchen Open to Dining Area
- Separate Living Room
- Bathroom with White Suite
- Enclosed Rear Yard with Exposed Feature Brick Wall
- Gas Fired Central Heating
- New uPVC Double Glazing
- Early Internal Inspection Highly Recommended
- Ideally Suited to Young Professional, First Time Buyer or Investor alike

# Accommodation

## Ground Floor

Reception Hall

Living Room  
12'6" x 9'1"

Dining Room  
10'11" x 9'6"

Kitchen  
8'7" x 8'2"

## First Floor

Bathroom

Bedroom One  
13'3" x 9'8"

Bedroom Two  
9'7" x 8'6"

## Outside

Front Forecourt &  
Enclosed Rear Yard

## Second Floor

Attic Room  
11'4" x 12'10"

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)

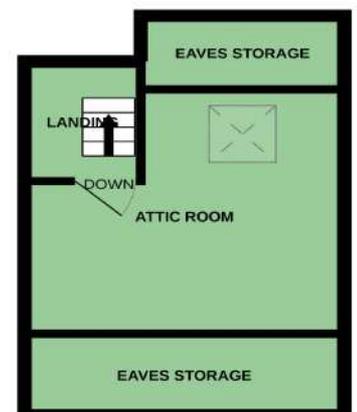
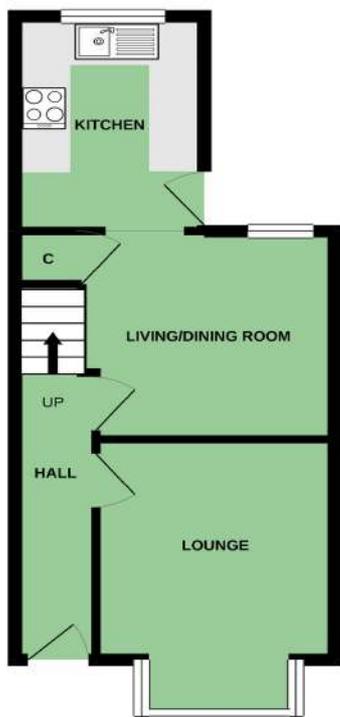


This spacious end terrace property has recently undergone an extensive refurbishment programme ensuring the purchaser will little to do but simply move in. The extremely convenient location is within easy walking distance of Belmont and Ballyhackamore villages and Connswater shopping centre. Of particular appeal to the young professional, first time buyer or investor, there is ease of access to main arterial routes for the city centre. Internally the tasteful use of neutral colour schemes compliments recently installed kitchen, contemporary white bathroom and provides a two bedroom layout, with an additional floored attic room. Properties of this calibre rarely come on the open market offering such convenience and contemporary finish. We therefore recommend internal appraisal at your earliest convenience.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



# Directions

Travelling along the Hollywood Road, from the Hollywood Arches, come to the lights at the junction of the Hollywood Road and Belmont Road. Turn left at the lights onto Pims Avenue and Shaw Street is located on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		74	74
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



John Minnis Belfast  
7 Library Court  
404 Upper Newtownards Road  
Belfast  
BT4 3GE  
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS