



APARTMENT 2 44 CYPRUS AVENUE

Belfast, BT5 5NT

Offers over **£210,000**



GROUND FLOOR APARTMENT | 2 | 2 | 1

We are delighted to bring to the market this recently renovated ground floor apartment, located on the prestigious Cyprus Avenue in Ballyhackamore, East Belfast.

KEY FEATURES

- Recently Modernised Ground Floor Apartment on Prestigious Cyprus Avenue in Ballyhackamore, East Belfast
- Two Bedrooms, Principal with Modern Ensuite Shower room
- Separate Luxury Shower Room with White Suite
- Living Room with Feature Gas Fireplace and Bay Window
- Separate Modern Fitted Kitchen
- PVC Double Glazing and Gas Heating
- Well Maintained Mature Communal Gardens with Communal Parking Area
- Convenient Location Close to Excellent Schools, Amenities, Glider and Bus Stops
- Within Walking Distance to Ballyhackamore Village
- Situated Close to Comber Greenway with Cycling Commute to City Centre and Comber
- Chain Free Property
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Entrance Hall
- Living Room
13'10" x 17"
- Kitchen
8'2" x 7'7"
- Principal Bedroom with
Ensuite
14'4" x 9'11"
- Bedroom Two
7'11" x 7'9"
- Shower Room

Outside

- Communal Parking to
Rear
- Communal Gardens to
Front and Rear



DIRECTIONS

Travelling along the Upper Newtownards Road, in the direction of Belfast. Turn left onto North Road at the junction, Cyprus Avenue is the first road on your right and No 44 is on your right 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
	78	78

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



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

