



78 CHEVIOT AVENUE

Belfast, BT4 3AH

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		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	50	60
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

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     

