

33 Galwally Avenue, Belfast, BT8

Price £325,000

 **Reeds Rains**

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EPC Rating: TBC

Viewing strictly by appointment.

DESCRIPTION

Nestled in one of South Belfast’s most sought-after residential areas, 33 Galwally Avenue is a beautifully presented 3-bedroom family home offering comfort, space, and convenience.

This charming property features a bright and welcoming family room, perfect for relaxing or entertaining. There is also a modern open plan kitchen with contemporary fittings and patio doors that open directly onto a beautiful private, enclosed garden which has been laid in lawn with mature plants and shrubs, as well as a dedicated patio area for outdoor dining or play. There is also a downstairs wc for added convenience, and a garage. Upstairs, you’ll find three generously sized bedrooms, ideal for families, along with a stylish, fully fitted bathroom suite.

This home is perfectly positioned for family living, just a short distance from a range of leading schools, and within a couple of minutes of Forestside Shopping Centre, Ormeau Park, and the bustling Ormeau Road with its popular cafés, restaurants, bars and shops.

Properties within this area are always in high demand, so we would advise early viewing to avoid disappointment.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with PVC front door and hardwood flooring.

Living Room

A beautiful family room with hardwood flooring and open fire.

Kitchen/Diner

A beautiful L-shaped kitchen with an excellent

range of high and low level units, 1.5 drainer with swan neck mixer tap. The kitchen has a tiled floor and partially tiled walls. There is also a large dining area with hardwood flooring and patio doors leading to the rear garden.

Downstairs WC

A convenient WC with wash hand basin and low flush wc.

FIRST FLOOR

Bedroom One

A double bedroom with an outlook to the front.

Bedroom Two

A double bedroom with an outlook to the rear.

Bedroom Three

An excellent third bedroom with an outlook to the front.

Bathroom

A stunning bathroom with a three piece suite to include a bath with an overhead shower unit, wash hand basin with mixer tap and a low flush wc. There is also a heated towel rail and storage cupboard.

OUTSIDE

There is a small garden to the front laid in lawn, a tarmac driveway (shared) with space for parking. There is also a garage. To the rear there is a superb private rear garden which has been beautifully landscaped with plants and shrubs.

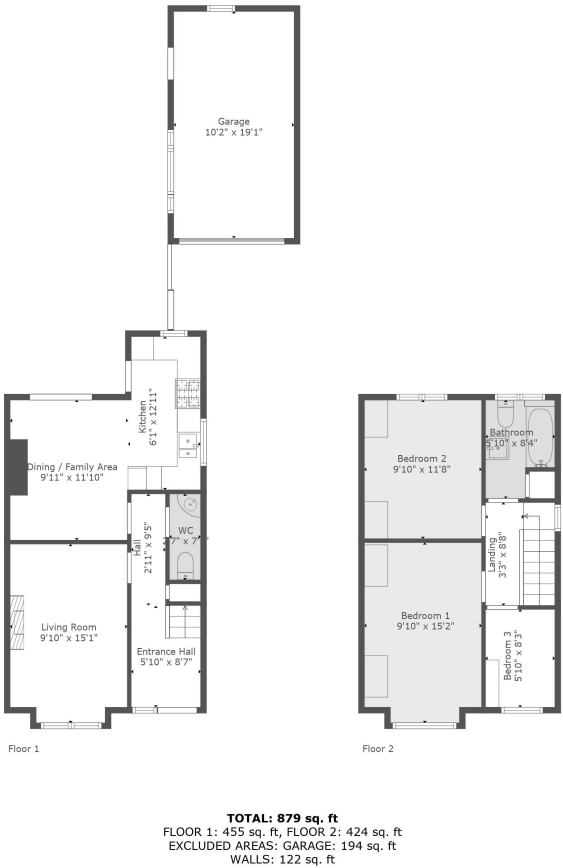
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk