

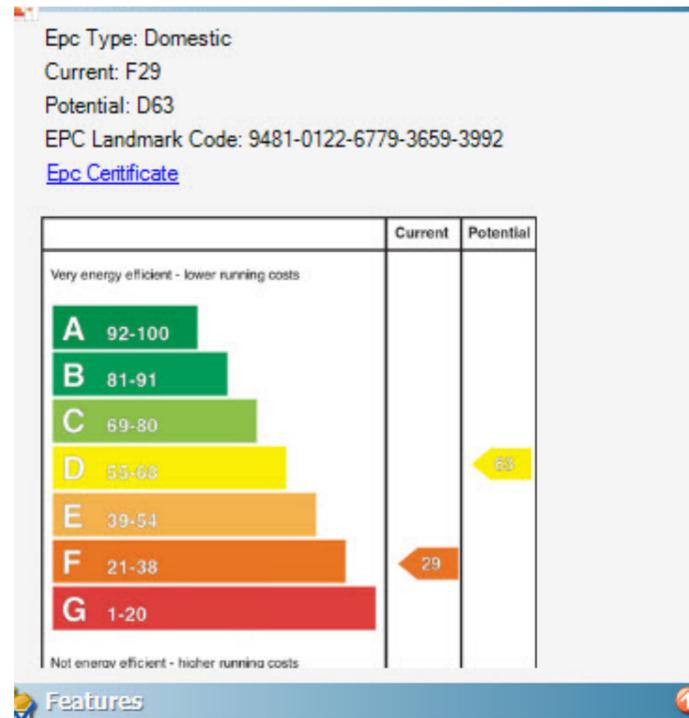
## Outside

FRONT: Enclosed front forecourt.

REAR YARD: Housing for oil boiler. Door to rear alleyway.

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Located just off the Belmont Road with its fantastic range of coffee shops, restaurants and amenities and within walking distance of Ballyhackamore, this terrace property will have particular appeal to first or second time buyers and investors alike.

Now requiring modernisation, the property comprises open-plan lounge to dining room with kitchen to rear. To the first floor there are two, well-proportioned double bedrooms and a family bathroom with white suite.

The attic offers plentiful storage and is accessed via original fixed staircase from the landing. Externally the property has a front forecourt and a secure rear yard. Further benefits include, Oil fired central heating and uPVC double glazing throughout. Early viewing highly recommended.

Offers Around  
£110,000

19 Belmont Avenue  
West,  
Belfast,  
BT4 3DG

Viewing by  
appointment with  
& through agent  
028 9065 0000

Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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19 Belmont Avenue West,  
Belfast,  
BT4 3DG

## Property Features

Mid Terrace Property in Popular Belmont Area

Priced to Allow for Modernisation

Two Well-Proportioned First Floor Bedrooms

Through Lounge Open-Plan to Dining Area

Good Sized Kitchen to Rear

Family Bathroom with White Suite

Fixed Staircase to Roof Space Room

OFCH / uPVC Double Glazing Throughout

Front Forecourt and Enclosed Rear Yard

Walking Distance to Amenities in Belmont & Ballyhackamore

Excellent Transport Links to Belfast City Centre

Ideal First Time Buy / Investment Property

Chain Free Purchase

## Location:

Travelling along the Belmont Road out of Belfast, Belmont Avenue West is on the right hand side shortly after the shops.

## Property Comprises

### Ground Floor

Wooden front door with glazed insets to:

ENTRANCE HALL: Cornice ceiling, ceiling rose, corbels.

LIVING ROOM OPEN PLAN TO DINING: 22' 2" x 10' 6" (6.765m x 3.191m) (into bay). Cornice ceiling. Housing for electrics. Wall-mounted feature electric fire.

KITCHEN: 13' 10" x 6' 11" (4.229m x 2.109m) Range of high and low level units, laminate work surfaces. Single drainer stainless steel sink unit with chrome mixer taps. Integrated oven. Four ring chrome gas hob, extractor above. Space for fridge/freezer. Plumbed for washing machine, part-tiled walls. uPVC door to rear. Chrome low voltage spotlights, under stairs cloaks area/storage.

### First Floor

LANDING: Fixed staircase to roofspace.

BEDROOM (1): 13' 6" x 10' 0" (4.123m x 3.057m) Outlook to front.

BEDROOM (2): 9' 9" x 8' 6" (2.983m x 2.584m)

ROOFSPACE: 12' 1" x 10' 1" (3.676m x 3.081m) Velux window.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with gold tap. Panelled bath with gold taps and electric shower over. Extractor fan. Hotpress with shelving. Part-wood panelled walls.

